



Southwinds at the Moorings

c/o: Keystone Property Management Group
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ATTACHMENT:

For other owner responsibilities beyond jobs the staff or a handyman might perform, we can suggest appropriate vendors that the Association uses for certain jobs, but the Association obviously cannot guarantee their work.

Please note these service calls are your responsibility and are at your expense:

Hot water heaters/plumbing – Meeks Plumbing (“If it leaks, call Meeks”).

Heat pumps and A/C systems - Generally you should contact the supplier/installer of your unit because there may be warranty involved. Otherwise, Barker is a family-owned, local vendor who has done a lot of work here at SW over the years. Regardless of the vendor, it is recommended you inquire about an annual or semi-annual service plan for a fee. In this climate where these systems get such a workout year-round, it is a good investment.

Electrical work – Courtney Electric is a reliable local company who knows these buildings and does a lot of Association work here.

Garage door openers and remote garage door openers - ABCO DOOR Co. here in Vero has installed all of the garage doors and remote garage door openers at SW. If a garage door opener or remote opener is malfunctioning, ABCO is generally the place to call for service.

Appliances in kitchen, bath or utility rooms - Jetson’s is a locally-owned company here for many years which is a reputable vendor and *they service all appliances they sell*. Brandt’s Appliances is a local company which services/repairs many different brands of appliances regardless of where they were purchased.

Windows/sliders are the responsibility of the owner, so you should contact the supplier or installer for any window or slider problems. HBS or Vero Glass & Mirror are two reputable locally-owned companies.

Storm shutters are required at SW (per our docs) and are the responsibility of the owner – Florida Shutters and Shoreline Shutters are two reputable vendors locally.

NOTE: cleaning of the dryer vents and dryer vent fans is the responsibility of the Association. There is a defined cleaning schedule based on usage - annually for year-round residents, and every other year for seasonal residents. If you have problems between these scheduled cleanings, please fill out an online maintenance request.