

Welcome to Carriage Homes at Makarios

Makarios means happy, fortunate, and blessed.

Property Manager: Coastal Realty & Property Management
Jamie Serenati, Association Manager / Judy Alligood, Broker
3942 A1A South, St. Augustine, FL 32080
Jamie@CoastalRealtyFL.com
Mon – Fri 9 AM- 4 PM : 904-471-6606 ext. 102
After Hours Emergencies : 904-471-6606

EMERGENCY : 911

Non-Emergency Police: 904-471-3600

Association Information:

Makarios Website: www.mymakarios.com

Password: Makarios4321

*Register your email to receive posts about the community. The website contains Makarios Rules, CCRs, Agendas, Meeting Minutes, Gate Codes, Calendar of Events and other helpful information.

Board meetings are held at Coastal Realty's Conference Room (address above). You may hand deliver or mail condo dues to their address. Automatic withdraw (ACH) is available. Email Jamie for info.

The bulletin board at the Makarios pool next to the mailboxes has helpful information including Board members, meeting schedules, and social activities (held at the Makarios pool).

Pool:

The pool area offers complimentary WiFi. Network: makarios Password: pooldeck17

Makarios residents are welcome to use the Anastasia Dunes pool (code needed).

Gates:

Gate codes are available on the website and change periodically by Anastasia Dunes. Auto decals for gate entry can be obtained from Sovereign and Jacobs, 461 A1A Beach Blvd., St. Augustine, FL 32080, 904-461-5556. The Property Manager posts the new codes on the website as soon as they are available. Emails are sent to owners who have registered on the website.

Pest Control:

Interior pest control is provided by PSI and is included in the condo dues. Call 904-794-7677 directly to schedule services as needed. Flea treatments and rodent control are an additional cost to the unit owner.

Utilities:

St Johns County Website : www.co-st-johns.fl.us Phone: 904-209-0655

St. Augustine Beach Website : www.staugbch.com Changes to trash schedule during holidays available online.

Cable (basic cable included in condo dues): Xfinity (Comcast): 800-934-6489

Electric: Florida Power and Light: 800-226-3545

Water: St. Johns Utilities: 904-209-2700

Rules at a glance:

Trash: Pick-up day – MONDAY Recycling: Pick-up day - THURSDAY

- *Trash bags must be placed in a solid covered container and cannot be put out before noon on Sundays.
- *Recycling bins are available at City Hall. A list of acceptable items is posted on the Bulletin Board.
- *Boxes must be flattened.
- *Large items such as appliances and furniture can be picked up on Wednesdays. You must call 904-471-2122 to schedule a pick up. Do not put the item(s) out before Tuesday evening.
- *Usable items can be donated to Betty Griffin House, 1961 A1A South, St. Augustine, FL 32080, 904-471-4716 or St. Vincent de Paul Thrift Store, 19 McMillan St. St. Augustine, FL 32084, 904-824-3333. You might also consider AmVet 877-443-7241 or Haven Hospice 904-810-2377. Call for pick-up of larger items.

Pets:

- *There are three pet waste depositories around the community. Please be sure to pick up after your pets.
- *All pets must be leashed at all times (including cats).
- *No pets permitted within the pool area.
- *Only 2 pets per unit.

Safety Tips:

- *Notify the Property Manager promptly if you notice any safety or maintenance issues.
See something, say something.
- *The speed limit is 15mph. There is no parking on the roadway or on the grass. Cars may be towed without notice. The towing company is Complete Collision (904) 824-3204.
- *In accordance with St. Johns County code, no BBQ grills of any kind are permitted to be used or stored on lanais. Makarios rules allow that electric grills may be used in driveways if they are 10 feet from the building and never left unattended.
- *Always turn off your water when going away. Have your shutoff valve checked by a plumber. Many have been replaced due to corrosion. When replacing, use the brass ball valves.
- *Make sure the Property Manager has a key to your unit in case of emergencies.
- *Have your dryer vents cleaned annually by a certified vendor. Most AC companies will handle.
- *Replace smoke detectors if over 10 years old.
- *If you are not a full-time resident, it is strongly recommended that you have someone check your unit regularly. If your air conditioning is not working or if there is a water leak, other units may be affected.

Reminders:

- *Owners are responsible for renters and guests. Please be sure they comply with all rules.
- *Please remember you have neighbors nearby and shared walls. Be considerate of noise. Courtesy is paramount.