

Pebble Shores Condominium Association

Sandcastle Community Management
9150 Galleria Court, Suite 201
Naples, FL 34109

NEWSLETTER

Fall 2016

As your Board of Directors, our goal is to maintain open lines of communication between the Board and the unit owners within our Pebble Shores community. One means of accomplishing this is through the distribution of newsletters periodically throughout the year. The newsletters will be sent via email and postal mail.

President's Message

Last winter I had the privilege of being elected to serve and lead our community and the Pebble Shores Board of Directors. It has been a great honor and I feel very blessed to work with these Directors and the many Pebble Shores volunteers. Almost immediately, our multi-talented and energetic team began a full assessment of the issues that affect us all in our association. In the process we have learned so much about our buildings, grounds, and surrounding landscape. Some of our education came from research and due diligence, and some of it came from encounters with many maintenance emergencies. I am happy to report that as a team with a heart of service, we were able to complete emergency repairs, plan and complete property improvements, and prevent several issues from becoming emergencies. Our team has successfully developed and established communication policies with and for our residents, both near and far, through social media, email, print, and telephone. Our committees have all worked diligently sorting through proposals, contracts, and records. All of which has come together to improve the community, with a process that encourages member participation at strategic planning meetings, committee meetings, and Board meetings alike.

As we enter into fall, we remain focused on community issues and projects that need our immediate attention. We shall continue to be good stewards of our condominium association's funds, and it is my hope that all of our association members will see, appreciate, and enjoy the improvements that have been made throughout Pebble Shores. Thank you for entrusting us with your homes and your investment.

Best Regards,
Bobbi Jo Dunn-Mendez
President, Pebble Shores Board of Directors

Financial Report

Our finances are healthy. We are well within our budget and our Reserve Funds are completely funded. As of our latest Financial Report, dated August 31, 2016, our Total Assets are \$541,848.01 and our Reserve Funds are: roof - \$109,524.45, painting - \$20,808.61, paving - \$43,218.46, pool - \$22,877.52, hurricane deductible - \$58,526.90, financial reporting - \$1601.65

The Board has established a Finance Committee, which will give us “more eyes” and input on the use of our money with the goal of keeping fees low and services high. If you’d like to serve on the committee, please express your interest on the attached survey form. It is anticipated this would primarily be a seasonal committee, with additional input in the fall when the budget for the following year is established.

Landscaping

The Landscape Committee, which was formed last year, has completed its first major project. As you will recall, our hedge on the Crown and Palm View sides of the complex had an infestation of White Fly disease. After researching the problem, it was determined that it would be very costly to try to save the hedge. It would have to be cut back to about three feet and treated at a considerable expense every year. Even then it would never regain a healthy look, as the bottom of the plants had already thinned out. At the end of March, the Board voted to remove the hedge and put in new plants. The hedge was removed in late May, and shortly thereafter Clusia and Firebush were planted. As of late September our new plants are flourishing, having more than doubled in height and width.

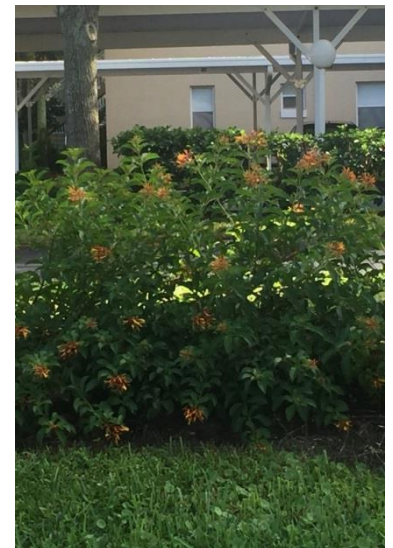
The Firebush are known for attracting butterflies and hummingbirds, so keep your eye out for them as the plants grow into a hedge during the next few years. Most of our Committee is comprised of Seasonal members. When they return we will be busy working on plans for adding plants with color to our entrance and the road to the pool. We plan to work with the Building and Grounds Committee on changes to our irrigation system which should produce a substantial savings in our water and sewerage charges. Our goal is to use some of these savings to maintain and upgrade our grounds on an ongoing basis.



Clusia Plants October 2016



Hedge Along Crown Dr. August 2016



Firebush Plants October 2016

Some Recent Happenings

- Stairs have been repainted with a white stripe
- Damaged signs at buildings 144 and 192 have been replaced
- Bait boxes have been placed on the grounds to reduce the “roof rat” population
- The Pebble Shores website will soon have an “owners page”, accessible only to unit owners. It will contain financial reports and other selective material.
- Letters were recently mailed to owners of leased units notifying them that their current leases have expired. If you have a leased unit, be sure your lease is renewed annually and the Pebble Shores Lease Renewal form is submitted promptly.
- An Unit Owner Information Kit (Welcome Packet) will be posted on the Pebble Shores website and distributed as a printed document.

Important Rules Changes

An important rule change took effect on March 1, 2016 and another one on June 1, 2016. At its meeting in February, the Board of Directors adopted Rule 3:16a, “Smoking of cigarettes and other tobacco products is prohibited in the unit lanais or other Limited Common Elements or Common Elements where it presents a nuisance or annoyance to others.”

In May, the Board adopted a rule change to require that a parking sticker be affixed on a visible rear location of all vehicles parked at Pebble Shores. The directors have looked at a number of other rules that may need updating. If you have suggestions for rules changes, please indicate these on the attached Owner Survey Form.

Vehicles and Parking

Unauthorized parking of vehicles at Pebble Shores presents some troubling situations from time to time. The Association has a number of rules and procedures in place that try to reduce the frequency of these occurrences. Some of the most significant ones are these:

- All vehicles parked on the property for an extended period of time must be registered and display a Pebble Shores parking sticker, either permanent or temporary. The sticker must be affixed on a visible rear location of the vehicle. Each unit is allowed only two permanent stickers.
- No boats, trucks or pick-ups (of any size or type), commercial vehicles, trailers, recreational vehicles, motorcycles shall be placed, parked or stored within the Pebble Shores Condominium.
- Routine surveillance of all vehicles parked at Pebble Shores will occur.
- Any vehicle parked in violation of the rules will receive a warning notice.
- This notice will include instructions for obtaining a parking permit.
- It will indicate whether the vehicle has been ticketed before.
- Unauthorized or improperly parked vehicles will be towed from the condominium property at the owner’s expense.

A Vehicle Parking Committee will be established to study our current parking rules and make recommendations for improvement. If you’re interested in serving on the committee please indicate this on the Owners Survey Form.

Developing Issues

AC Line Sets In the past few years, several owners have experienced service problems with their air conditioning. Upon inspection and testing by qualified technicians, it was determined that the copper line sets that carry refrigerant have become plugged or are leaking as a result of deterioration. During construction of our buildings, the copper tubing was placed in or under the concrete foundations. Over time they have deteriorated and pressure could not be maintained in the lines; the AC would not cool properly. The fix has required the placement of new lines through the attic or walls to replace those in the foundation. There seems to be a pattern of increasing frequency and it's something all of us as owners need to be aware of. The cost to re-run the line sets is a few thousand dollars.

Cane or Bufo Toads Since they do not come with volume controls, many of you have been charmed late at night by the very loud—keep you awake- mating calls of the non-native Cane Toads in the spring. The good news is that, for all of their noise, we have not been inundated with toads. While they are primarily nocturnal, in other warm climates in the world they have started to abandon these sleeping habits. Although still mostly nocturnal in Florida, the toads will occasionally be seen in the early morning and late evening.

The toads are very poisonous and small animals can become seriously ill and die from touching, biting, or eating these creatures. We are aware of a few cases in our neighborhood where cats and dogs have experienced this fate. The bad news is that they have no known natural predators and there is currently no good solution to dealing with them; control is the only alternative at this point. There are some people in the Naples area who will, for an hourly fee, catch and euthanize the toads. One person actually converts them to food for the soil. The Board is currently considering the use of these services.

Recent Burglaries Home invasions and burglaries are not an uncommon event throughout the country. At least two have occurred at Pebble Shores in recent months. Residents are reminded to keep doors locked, especially in their absence. A double locking system that includes a dead bolt is highly recommended. An electronic security system is also something to consider.

Volunteer Service

One of Pebble Shores greatest assets is the volunteer work done by so many of our residents to beautify and enhance our community. We have volunteers doing a variety of tasks. Here are just a few: fixing things that need repair, assisting fellow residents with chores, cleaning and sprucing our buildings and grounds, checking parked vehicles, issuing parking stickers and pool keys, maintaining records and files, planning and organizing social events, putting up holiday decorations, working diligently on committees, maintaining our website, and working in conjunction with our property managers to keep things running smoothly.

One area of volunteerism, is serving on a committee. Currently, we are looking for volunteers to serve on our Finance and Vehicle Parking Committees. If you are interested, please contact a member of the Board or complete the information on the attached Owner Survey Form. Thank you.

Important Reminders

Keys- Every owner should place a unit door key on file with Sandcastle Community Management. There may be times when your unit needs to be entered for emergency purposes (water leak, fire, you're accidentally locked out) and access is delayed due to lack of a key. Please drop off a key at Sandcastle if you have not done so or if you've recently changed your door lock. Thank you.

Noise- Please, think of your neighbors. If you are having work done in your condo which will create noise or disturbance for your neighbors, please let them know what to anticipate.

Appearance- Don't forget to close your screen door instead of propping it open to give our community a neat appearance. Also, keep the clutter off your doorstep.

Ducks- Please don't feed the ducks. The Muscovy ducks, the large black ducks with white and red on them, can get aggressive and scare other water birds away from our lake.

Cooking Grills- The use of gas or charcoal grills in a condo unit, on balconies, porches, patios, lanais or anywhere on our grounds is prohibited. Please use our community charcoal grills.

Recycling- Any recycling items that are put into bags are not actually recycled. Once they get to the Recycling Plant, they are just tossed into the garbage. Please put only loose items in the green recycling bins.

Dumpsters- Large items, such as furniture, must not be left around the dumpster area. If these items will not fit easily within the dumpster, you must arrange for a trash hauler or call Sandcastle to have them removed (at your expense).

AC Units- Please write your unit number on your outside condenser, especially if you are a seasonal resident. If your condenser makes loud or odd noises, we can attempt to contact you. No one wants to find they have a mold problem because their air conditioner has not been running properly.

Lease Renewals- If you are leasing your unit on an annual basis, please remember to be diligent in renewing the lease before it expires. This requires submitting the Pebble Shores Lease Renewal Application form and attaching a copy of the new lease. It is strongly encouraged that this be done at least 30 days prior to the expiration date. The form is available on our website www.pebbleshores.org

Annual Meeting

The Annual Meeting for 2017 has been scheduled for mid-January rather than late February, as it has been for several years. This has been done mainly for three reasons: 1. To allow a newly elected Board to establish yearly goals as early as possible, 2. To give more time for seasonal directors to contribute directly to the work of the Board before they return home, and 3. To provide greater opportunity for a larger number of owners to provide input to the Board at meetings and to assist with projects around our community. This is a trial year and we'll reflect on its success at a later time.

Upcoming Events

Budget Adoption Meeting- Friday, November 18, 2016 at 10:00 am in the Clubhouse

Annual Meeting- Wednesday, January 18, 2017 at 6:00 pm in the Clubhouse

Book Club- Thursday, January 19, 2017 at 3:00 pm, Clubhouse (Where'd You Go Bernadette by Maria Semple)

Bingo- Routinely scheduled on Tuesday evenings at 7:00 pm beginning mid-January.

Pebble Shores Website

Be sure to check out our www.pebbleshores.org website. Don Whitehouse, our webmaster, maintains documents, forms, meeting minutes, and a number of other items on this informational resource. A new portal, accessible only to unit owners, will be available in the near future to obtain information of a more confidential nature.

Survey Form

Attached to this newsletter is an Owner Survey Form. We are requesting that you complete the form and return it via email or postal mail to Lucy Burdier at Sandcastle Community Management. The Survey includes a suggestion box, update of owner directory information, and volunteer information.

Current Board of Directors:

Bobbi Jo Dunn-Mendez, President

Chris Farrugia, Vice-President

Becky Easlick, Treasurer

Doug Macbeth, Newsletter Editor

Reid Page, Director

bobbijo305@gmail.com

chrisfnaples@gmail.com

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Common email address serving all directors

pebbleshoresdrive@gmail.com

Pebble Shores

A Great Place to Live



SURVEY OF OWNERS

Pebble Shores Condominium Association

Last year the Board of Directors sent an extensive survey to gather owner input on a variety of matters. The results of the survey were beneficial and helpful to the Board in conducting its business. This year we're asking for input on just three things: 1. Your suggestions, 2. Directory Information, and 3. Volunteering. We are requesting that you take a few minutes to complete the Survey and **return** it to Lucy Burdier at Sandcastle Community Management via postal mail or email lucyb@sandcastlecm.com within the next few days. Thank you.

Suggestion Box- This is your opportunity to offer suggestions, advice, comments, or whatever to the Board for growing an even better Pebble Shores community.

Volunteering- We're always looking for volunteers. Current needs are: Finance and Vehicle Parking Committees. If you're interested, please express your interest here or personally contact a director.

Directory Information- We publish a "Shared Directory of Owners" that includes owner name, unit address, and other information that you give permission to include in the directory and be shared with other Pebble Shores owners. Please record your name and Pebble Shores address below. Also record any other contact information that *you give permission* for us to include in the Shared Directory. Thank you

Required

Owner's Name: _____

Pebble Shores Address: _____

Optional

Home Address: _____

Phone Number: _____ Email: _____

Your Signature: _____ Date: _____