

Pebble Shores Condominium Association

Buildings and Grounds Annual Report

December 2016

Projects Completed in 2016

- New “No Parking” signs were erected along Crown and Palm View Drives
- Stair steps were repainted with skid resistant paint to reduce slipping and white strips were added on certain steps for increased visibility
- The deteriorated pump room door and frame at the clubhouse were replaced
- The OPR, pump motor and filter in the pool pump room were upgraded and replaced
- Bright white light bulbs were installed in all globe lights throughout the complex, enhancing lighting along Pebble Shores Drive
- A voluntary program of dryer vent cleaning resulted in 40+ vents being cleaned and repairs made
- Several repairs to carports, the clubhouse, drain and electrical lines, lights, and other property were accomplished by a volunteer work crew as well as paid contractors
- The carports received their annual cleaning and power washing
- Several adjustments were made to improve the efficiency of the irrigation system
- March was designated as “Spruce-up, Touch-up, Fix-up” month during which residents and volunteers worked to take care of many little things to enhance the beauty of the Pebble Shores community
- Pumps that pull water from the lake and well for irrigation were repaired and placed back in service
- Damaged signs were replaced in front of buildings 144 and 192
- Bait boxes were placed throughout the grounds to reduce the “roof rat” population
- Guidelines were developed that specifies the responsibility of the Association and the Unit Owners for the maintenance, repair, and replacement of building property
- A consultant from FPL conducted an efficiency study of our property and reported that there was little else we could do to reduce electricity use in the common elements
- An inspection of the irrigation system was conducted by the Collier County Soil & Water Conservation District, resulting in recommendations for improving efficiencies
- An engineering study was conducted to recommend improvements in drainage of rain water from paved surfaces throughout the complex.
- Proposals were obtained to repair /refinish surfaces of our pool and spa

Ongoing Projects

- Several external unit doors will be repainted to improve their appearance
- Painting the interior of the clubhouse is planned before the start of the winter season
- Power washing of the white triangles on the peaks of buildings showing green with algae/fungal growth will also be accomplished in the near future

Projects for Consideration in 2017

- Resume the project of cleaning dryer vents that was begun last winter
- Investigate ways to improve drainage of rain water runoff from paved surfaces, particularly near buildings 126 and 150
- Explore options for reconfiguring our irrigation system to increase the use of lake water and decrease reliance on Collier County (purchased) water
- Work with the landscaping contractor to address material issues that arise with the irrigation system (pumps, sensors, sprinkler heads etc.)
- Reseal the asphalt surface on Pebble Shores Drive to include painting white horizontal stripes on the speed bumps for added visibility
- Replace the drinking fountain at the clubhouse
- Replace any damaged parking blocks (e.g. building 174)
- Address several clean-up, projects, including globe lights/poles, carports, and dumpster areas
- Continue to designate March as “Spruce-up, Touch-up, Fix-up month during which residents and volunteers work to take care of the many little things that will enhance the beauty of the Pebble Shores community
- Develop a schedule for the routine (semi-annual) cleaning of carport roofs/gutter
- Develop a schedule for the annual power washing of building triangle peaks and dumpster areas, and the shampooing of the clubhouse carpet
- Explore methods of cleaning the entrance signs at Crown and Palm View Drives
- Inspect and consider renovation of the lake bridge
- Review the contracts of buildings and grounds service providers for possible revisions
- Review and consider any revisions needed in the “Guidelines: Responsibility for the Maintenance, Replacement, and Repairs” document
- Consider upgrading the security camera system in the pool/clubhouse areas
- Consider replacing the clubhouse phone with an alternative solution for emergency communication
- Consider cleaning and/or replacement of clubhouse furniture
- Consider replacing the damaged/removed barbeque (charcoal) grills
- Consider replacing the lights on the island with more modern equipment
- Consider construction of a privacy fence along Crown and Palm View Drives
- Consider the possibility of engaging an independent contractor to serve as an “on the spot” handyman to deal with day-to-day needs as they arise
- Consider the option of using more than single providers for electrical and plumbing repair services

Douglas R. Macbeth, Chair
Buildings & Grounds Committee