

Pebble Shores Condominium Association

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

NEWSLETTER

Fall 2015

A lot has happened at Pebble Shores in 2015. The purpose of this Newsletter is to share much of this with you as an owner and member of our Pebble Shores Condominium Association. The Board of Directors is committed to promoting open lines of communication between the Board and the unit owners, and a spirit of cooperation and camaraderie within our Pebble Shores community. As you know, we recently sent you a survey requesting your input on a variety of topics. The results of the survey will help us plan for our first ever “open forum” meeting to discuss the results of the survey and provide a forum for continued dialog with the membership. The meeting is scheduled for January 7, 2016 at 7:00 PM in the clubhouse. If you are in Naples at that time, we urge you to attend and participate in this meeting.

Please remember to return your completed survey as soon as possible. If you’ve misplaced your copy, you may contact our Board Secretary, Doug Macbeth. Doug’s email address is dmacbeth42@hotmail.com.

Projects Completed in 2015 (to date)

1. New landscaping service provider has been contracted (see related article)
2. We have replaced our pool service contractor
3. Spa heater has been replaced and substantially upgraded
4. Pool decking has been replaced with plastic lumber
5. Pool separation tank was replaced with a more efficient and effective model
6. Bridge lights are now on a sensor (thank you, Gerry)
7. Bridge was freshly stained to preserve and brighten its appearance
8. Leaves were blown off the carports, reducing drain clogging
9. Various property items were repaired (thank you Ray, Andy, Ralph & others)
10. Building stairs and landings were washed and repainted
11. New side doors were installed on dumpster fences
12. New car parking stops (27) were installed throughout the community
13. No Parking signs were installed along Palm View Drive
14. New holiday decorations will be displayed this season. (Old stuff has deteriorated.)

Landscaping Update

We are pleased to announce, that the Board of Directors has approved a new landscape contract. Since August 1, Vision Turf Care has been providing professional landscape services for the Pebble Shores Condominium Association. Vision Turf Care is certified, licensed and insured to trim trees. They began by trimming the palm and hardwood trees. Then, a general clean-up was undertaken including trimming of hedges, removing dead plants, raking and cleaning beds, and taking care of weeds. New plantings in front of the clubhouse are planned.

Please note with the new landscape contract, we would like to implement a new policy and procedure for all landscape related requests. Our property manager will be issuing work orders to document the requests, follow up with the landscape company, and verify billing. We would respectfully request that individual requests for planting, trimming, etc., not be made directly to the landscape company. It is very difficult for them when they are on-site with specific tasks to complete, and owners are making requests and/or giving direction. All requests and concerns regarding landscaping should be submitted directly to a member of the Board of Directors.

Vandalism

For the most part, the Palm River area remains a very peaceful and crime free place to live. However, there have been some instances of vandalism and disrespect for property occurring at Pebble Shores as well as in our neighboring communities. At Pebble Shores, for instance, we have experienced some cars being keyed, shrubbery being damaged, a broken window, kids occasionally jumping over the fence into the pool enclosure, and drain spouting being pulled down.

Volunteers Needed

Many members regularly volunteer to assist the community and its residents in a variety of ways. If you are interested in volunteering your help, please add this to your survey or contact one of the directors to discuss your ideas and our needs. Checking parked cars for violations and serving on a buildings & grounds committee are just two areas where volunteer assistance would be appreciated.

Three Directors Resign

Joan Cornell, Mary Rossi, and Donald Whitehouse have recently resigned from the Board of Directors. Joan had served on the Board since 2003, the last 12 years as President. Mary came on the Board in 2004. In 2005 she became our Vice President. Don has served as our Treasurer in the past two years. We express our sincere appreciation to these individuals for their many years of dedicated service to our

Pebble Shores community. We thank them for volunteering to assist the board with a variety of matters during this transition period.

Quorum Fulfilled

Due to the resignations, only two directors remained on the Board. Therefore, it was necessary to appoint at least one additional person to serve for the remainder of the year in order to have a quorum of three to conduct business. A notice was posted on the community bulletin boards seeking individuals who were interested in serving on the board until the next election in 2016. Several applications were received and Clara Blackard was chosen for this position. Clara has been a seasonal resident and owner at Pebble Shores for several years. She has also served in various leadership capacities on her board in Michigan. Clara's experience in our community will be a great asset as we reorganize for the future. She was appointed to the Board on November 13th.

Communication Policies/Guidelines

During this past spring and summer months the Board of Directors, Sandcastle Community Management, and some directors of our Board and employees of Sandcastle in particular, have received an onslaught of email, phone and personal communications from certain owners regarding management issues. Some of this communication, particularly from one individual, was totally inappropriate, disrespectful, and perceived as abusive and harassing by the recipients. Although protective measures were taken by those directors and employees most directly involved, our Association's legal counsel advised that specific policies be put in place to discourage this level of communication in the future. Accordingly, four policy statements were presented to the Board on August 31, 2015 and approved by a board majority. Here is an interpreted summary of those actions:

1. Communication Policy

Although unit owners are encouraged to communicate freely with individual Board members, under some circumstances Board members may restrict email, phone, and personal face-to-face communication from certain unit owners that they believe is voluminous, unnecessary, inappropriate, disrespectful, or harassing. In addition, ordinary (non-emergency) unit owner communication directed to the Pebble Shores Condominium Association as an entity and the Community Management firm shall be made only in writing using US Postal Mail.

2. Board of Directors Communication Policy/Guidelines

The President of the Board is the designated individual to conduct routine correspondence with Community Management. Other officers may initiate correspondence on matters relative to their duties and functions.

3. Records Inspection Policy

Requests to inspect Official Records of the Pebble Shores Condominium Association must be made in writing using US Postal certified mail.

4. Certified Inquiry Policy

Unit owners wishing to make certified inquiries to the Association shall do so pursuant to Section 718.112(2)(a)2. of the Florida Statutes.

The full texts of these policies are included in this mailing. However, at the present time, the policies have not been incorporated into the Pebble Shores official documents. They will be carefully reviewed prior to any further action.

2016 Budget

The 2016 Pebble Shores Condominium Association Budget has been approved by the Board of Directors. The proposed budget will be placed on the agenda for official adoption at a meeting scheduled at 4:00 PM on December 16, 2015 in the clubhouse. The budget calls for no increase in the 2016 quarterly assessments of \$810.

Please remember to mark your calendar for our first ever “open forum” meeting to discuss the results of the owners survey and provide a forum for continued dialog among the members. The meeting is scheduled for January 7, 2016 at 7:00 PM in the clubhouse.

Douglas Macbeth, Secretary

Pebble Shores Condominium Association

Pebble Shores
A Great Place to Live