

Pebble Shores Condominium Association

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

NEWSLETTER

Spring 2016

It's been a busy winter/spring season at Pebble Shores and we're delighted to share some of this with you through the Newsletter. As your Board of Directors, our goal is to provide three newsletters throughout the course of the year and to maintain open lines of communication between the Board and the unit owners within our Pebble Shores community.

Election of Directors

Seven candidates were on the ballot to serve on the Pebble Shores Board of Directors for the current term. At the Annual Meeting held on February 22, the votes were counted resulting in five individuals being elected. Subsequently, the new Board chose officers to serve until the 2017 Annual Meeting. The elected directors were:

Bobbi Jo Dunn-Mendez, President
Chris Farrugia- Vice- President
Donna DelMonico- Treasurer
Doug Macbeth- Secretary
Reid Page- Director

At the March 28, 2016 Board of Directors meeting, Donna DelMonico's resignation was accepted with regret and Becky Easlick was appointed as her replacement. Donna is very active within the community, chairs the social committee, and makes numerous residents happy by always lending an ear to concerns or questions. Her efforts will be greatly missed on the Board. Becky is also quite involved in the community and has a special interest and expertise in landscaping. Welcome Becky to our Board of Directors.

President's Message

Twenty three years ago, I packed up the condo My Grandparents called home in North Miami Beach, called in the movers, drove to Naples and unpacked it all into our brand new condo here in Pebble Shores. I remember the beautiful pink hibiscus trees that lined Pebble Shores drive like lollipops and how they balanced out the landscape so well, as the buildings were as pink as their blossoms. The garden beds were filled with smooth white and gray river stones, as were the French drains between buildings that lead directly to the shore of our lake. Thus the name Pebble Shores. Naples and Pebble Shores have both changed from hosting a mostly retired seasonal population and many "u-pick-em" farms" to a place of seasonal and permanent residents with an ever swelling amount of shops, restaurants, and other businesses. After graduation from my University, I came back to Naples for a couple of years. Then I moved away becoming a summer seasonal resident, never expecting to relocate to Naples permanently. Yet, here I am. And because for 23 years I had the privilege of relaxing while others served on the board, donating countless hours of their time to our condominium association, I felt it was time to step forward and show my appreciation by offering to serve in return. I am thrilled that I was elected to

serve on the Board of Directors for you and although I never expected to be our Team leader, I feel very honored to do so. Serving alongside each member of our Board of Directors, I have been observing how amazingly skilled and talented they are and how much wisdom each brings to the team. The same observation also extends to our members who have been graciously serving on the landscape, building and grounds, communications, and strategic planning committees that we have implemented.

Because the committees do ample research and present their findings at the strategic planning committee meetings, our membership has a chance to engage in discussion of the issues, receive answers to important questions, and voice opinions and concerns before any issues come before the Board of Directors for decisive action. Thus, these committees have enabled the Board of Directors to make informed opinions and decisions as we are called to act on various issues that arise. To date, we have resolved many property maintenance issues, planned for future projects (many which will save our community thousands of dollars), and have identified the strengths and weaknesses in how we operate. We are using this knowledge to improve our workflow and serve our members more efficiently. I am pleased with the progress we are making to improve communication with our members, increase participation in strategic planning for our community, and providing our association with complete transparency and ease of access to information in regards to the association business and operations. We have successfully added the communication platform used by so many HOA groups, Nextdoor/Pebble Shores, and a Facebook group to our existing communications of e-mail, USPS, the bulletin boards, and our community website at [www. PebbleShores.org](http://www.PebbleShores.org). There are many improvements on the horizon, and I envision our membership embracing them all in the long term. We are committed to accomplish many things while remaining fiscally responsible and conservative. Our Board of Directors and committee members are working as a team, and as a result we are more productive in our service to the association. While we cannot guarantee perfection we will continue to strive for excellence! I feel very blessed that I have been given the opportunity to serve our community, and I thank you all for this wonderful opportunity!

Best regards,
Bobbi Jo Dunn-Mendez
President, Pebble Shores Condominium Association

Landscaping

In the fall of 2015, a Landscaping Committee, chaired by Clara Blackard, was formed to look into ways of beautifying the grounds of our Pebble Shores community. While the main goal of this endeavor was to improve the appearance of our landscape, secondary goals were to minimize the ongoing cost of water, mulch, trimming, and plant maintenance.

The top priority this year focuses on the Ficus hedge along Crown and Palm View Drives. The hedge has suffered from White Fly Disease for several years, without treatment. The disease has spread into the main stems of the plants and would be very difficult to remove. After much research, the Landscaping Committee presented three proposals to the Board of Directors on March 28th to deal with the diseased hedge. After discussions and consideration of the options, the Board voted unanimously to remove the existing hedge and replace it with a more disease resistant, multi-species alternative.

No special assessment fee will be required for this project.

Attempts to Save the Hedge

We spent \$2850 last September to treat for White Fly Disease. The hedge now appears quite healthy because White Fly activity slows down from early January through late May. Their busy

reproductive season begins in late June and goes through December.

Cost to date: \$2850

To possibly save the hedge, Vision Turf Care has advised that we would need to cut the hedge back to 3 - 4 feet in height to remove dead and diseased wood at a cost of \$1800. Then, do a White Fly treatment in June and December of this year to possibly prevent the disease from going further into the main trunks. This would be an additional \$2400 per treatment, for a total of \$4800.

Recap for 2016: Total cost to possibly save the hedge would be \$6600.

Future: We would need to do a White Fly treatment twice each year at a cost of about \$2400 per treatment for a yearly total of \$4800.

Research is being done to find a cure for White Fly Disease, but none is available at this time. It may take years to find a cure and even then there is no guarantee it would save our hedge.

Replacing the Hedge

Remove all Ficus plants on Crown Drive and Palm View Drive and replace with 500 3 gallon size Clusia, Viburnum Odoratissimum, Coco Plum, and plants. We expect medium to rapid growth. The hedge should need less water and trimming, leading to additional cost savings.

Total Cost: \$10,700.00

This proposal was approved by the Board of Directors on March 28th.

No special assessment will be needed.

We thank you for your patience and understanding during this process. Planting will be done prior to the rainy season in June. The time frame for the project to be completed is two to three weeks.

It was discovered that both sprinkler pumps that draw water from the lake were functioning poorly or not at all for an extended period of time in recent months. This has now been rectified, and as a result, we can proceed with a variety of plantings. Our immediate focus is from the Crown Drive entrance to the pool and across the bridge. Work is beginning in this area. Look for more information in the next newsletter. We are establishing short, intermediate, and long term goals to make Pebble Shores a place of which we can all be proud.

Buildings and Grounds

In addition to the landscaping matters mentioned above, several projects have been undertaken in recent weeks regarding our buildings and grounds: Here are some of the highlights:

1. New "no parking" signs have been placed along Crown and Palm View Drives.
2. Stair steps have been re-painted with skid resistant paint to reduce slipping.
3. Globe lighting now has uniform bright white light bulbs throughout the complex.
4. A voluntary program of dryer vent cleaning resulted in 40 vents being cleaned.

5. Several repairs to carport, clubhouse, and other property have been done by a wonderful group of handy volunteers during their winter stay at Pebble Shores.
6. The carports have received their annual cleaning and power washing.
7. Several adjustments have been made to improve the efficiency of the irrigation system.
8. March was designated as “Spruce-up, Touch-up, Fix-up Month” during which several items that needed attention and work were engaged.
9. A consultant from FPL conducted an efficiency study of our property and reported that there was little else we could do to reduce our electric use for the common elements.
10. Pumps that pull water from the lake and well for irrigation were repaired and placed back in service.
11. Proposals were received that would shift the source of irrigation water from Collier County purchased water to our own lake water. Currently it’s about 50:50. This will be looked at carefully when we prepare the 2017 budget.

Volunteer Service

One of the 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.

We could write an entire newsletter just thanking the great individuals that help our community run on a day-to-day basis. Although we haven’t mentioned the names of our many volunteers for fear of leaving someone out, everyone’s work is greatly appreciated! Thank you.

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:

1. 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.
2. No boats, trucks or pick-ups (of any size or type), commercial vehicles, trailers, recreational vehicles, motor cycles shall be placed, parked or stored within the Pebble Shores Condominium.
3. Routine surveillance of all vehicles parked at Pebble Shores will occur.
4. Any vehicle parked in violation of the rules will receive a warning notice.
 - a. This notice will include instructions for obtaining a parking permit.
 - b. It will indicate whether the vehicle has been ticketed before.
5. Unauthorized or improperly parked vehicles will be towed from the condominium property at the owner’s expense.

A Developing Issue

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.

Rules Changes

A rules change took effect on March 1, 2016 and another is planned to occur on June 1st. At its meeting on February 11, 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 (Effective March 1, 2016.)"

Also, at its meeting in February, the Board initiated a rule change to require that a parking sticker be affixed on a visible rear location of all vehicles parked at Pebble Shores. (The current rule requires that vehicles be registered, but makes no mention of placing the sticker on the vehicle.) Our By-Laws require that any proposed rule change be communicated to owners 30 days prior to the effective date and that it be posted 14 days prior to the adoption meeting. Thus, this rule change won't be placed on the agenda for adoption until May with an effective date of June 1, 2016.

The directors have looked at a number of other rules that may need updating, and will be asking for your input on all of our rules and regulations with the publication of our Fall 2016 Pebble Shores Newsletter.

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.

Current Board of Directors:

Bobbi Jo Dunn-Mendez, President
Chris Farrugia, Vice-President
Becky Easlick, Treasurer
Doug Macbeth, Secretary
Reid Page, Director

bobbijo305@gmail.com
chrisfnaples@gmail.com
becky.easlick@comcast.net
dmacbeth42@hotmail.com
reidpage1@rogers.com

Pebble Shores
A Great Place to Live



