

Pebble Shores Condominium Association

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

NEWSLETTER

Winter 2016

It's been a busy fall/winter season at Pebble Shores. Most of our seasonal residents have arrived from the north and are enjoying the mild climate of Southwest Florida. We've had some really warm days and a few cooler ones, but for the most part it's been delightful. The purpose of this Newsletter is to share some important information 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 encouraging a spirit of cooperation and camaraderie within our Pebble Shores community.

Landscaping

One of the most noticeable improvements at Pebble Shores during the past few months is our landscaping. We recently engaged a new contractor to care for our lawns, bushes, and trees. Vision Turf Care has been hard at work restoring our landscape to its once beautiful appearance. Although much remains to be accomplished, things are showing remarkable improvement. A Landscaping Committee has been formed to guide the restoration process. The immediate focus will be in the area from the entry off Crown Drive to the pool and surrounding area. The Committee intends to present a report to the Board and membership at our Annual Meeting on February 22, 2016. Exciting times are ahead- stayed tuned!

Open Forum Meeting

As we mentioned in our Fall Newsletter, an "open forum" was held on January 7th to provide an opportunity for residents to ask questions, offer comments, and share ideas for the improvement of our community. We had excellent attendance and participation. Lots of good ideas were put forth and many of these will be considered by the Board of Directors for immediate action or future planning. At the meeting, the results of the recent "Survey of Owners" were reviewed and discussed. As you recall, the Survey asked your opinion about four things: flagpole, benches, outside lighting, and a lake fountain. Of these, only increasing outside lighting received significant support. The Board will be looking at options to increase illumination in poorly lite areas along Pebble Shores Drive. The complete results of the survey questions can be found on our pebbleshores.org website.

Board of Directors Meetings

The 2016 Pebble Shores Budget was adopted by the Board at its meeting on December 16, 2015. The budget fully funds all accounts with no increase in the 2016 quarterly assessments of \$810.

The first Board Meeting of the new year was held on January 14, 2016. In brief here are some of the highlights: 1. The owner of our new landscape company presented a brief Q. & A. session, 2. The Board moved forward with a rule change effecting smoking on the lanais and other areas (see article below), 3. The Board will meet with painting contractors to seek recommendations to reduce the slippery surfaces on stairs, 4. The Board voted unanimously to rescind the communication policies that were adopted in August, 5. Committees were created to address landscaping and buildings/grounds concerns, 6. Board meeting agenda will permit attendees to ask questions, make comments, and participate in discussions. Anyone requesting to make a presentation will be given a 5 minute time slot near the end of the meeting.

Rule Change

At the Open Forum, the issue of smoking on the lanais was raised. The smoke drifts into neighboring lanai and is annoying to those sitting there. Those in attendance at the meeting were strongly in support of restricting smoking on the unit lanais. Thus, the following rule will be presented for adoption at the Board Meeting on February 11, 2016.

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)

This new rule would complement existing rule 3.16 which states, “No nuisance(s) shall be permitted on the condominium property, nor any use or practice, which is a source of annoyance and which interferes with the peaceful and quiet enjoyment of the property by the owners, lessees and guests.”

Our By-Laws require that the 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.

Clean Up

Keeping our grounds neat, clean, and uncluttered is an important concern for all of us living at Pebble Shores. Please do your part by not leaving beach chairs, toys, boxes, and assorted other things outside of your Unit; this would be a clear rules violation. Also, if you have a garden hose connected to your building, be sure it’s neatly stored and presentable. If you keep your bicycle outside, please store it in a bicycle rack and keep it looking nice. We recently removed several rusting, dilapidated, and abandoned bikes and donated them to an agency that restores bikes for needy children.

Who Pays?

Have you ever wondered who’s responsible to maintain, repair, or replace property in/on our buildings and grounds? Although the responsibilities are specified in our Condominium Declarations, interpreting these is often confusing and sometimes contradictory. In order to bring some clarity to the situation, the Buildings & Grounds Committee has develop a set of Guidelines that describes in simple terms who is responsible for the maintenance, repair, and replacement of things ranging from cabinets to drain pipes. These Guidelines do not replace or change in any way our Condominium Declarations. They only offer guidance to Unit Owners and the Board of Directors in interpreting the techno language in the Declarations. On the back of this Newsletter are the Guidelines that will be presented to the Board for approval at the upcoming meeting on February 11, 2016.

To assist you in better understanding the Guidelines, here are two definitions from Florida Statute 718:

Common Elements means the portions of the condominium property not located in the units.

Limited Common Elements means those common elements which are reserved for the use of a certain unit or units to the exclusion of all other units, as specified in the declarations. (According to our Declarations, the unit lanai, as well as utilities servicing a particular unit are considered to be limited common elements.)

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 time, skills, and talents, please contact one of our directors who will advise you on how you can get involved.

Directory of Owners

We have prepared a Shared Directory of Owners using information you provided in our recent survey. The names of all current owners (as of the publication date) are shown in the Directory. If you gave permission for your other personal information to be shared, this is also included. We apologize in advance for any errors that may have unknowingly been made. Please share the Directory only with other owners. Thanks you.

Current Board of Directors:

Clara Blackard

Donna DelMonico

Douglas Macbeth, Secretary

Pebble Shores Condominium Association

Pebble Shores

A Great Place to Live



Pebble Shores Condominium Association

GUIDELINES

Responsibility for Property Maintenance, Replacement, and Repairs

Unit Owners are responsible to maintain and repair any property within the designated boundaries of their Unit. The related costs fall to the Unit Owners. The boundaries of a Unit are the undecorated ceiling, perimeter walls, and floor surfaces. Everything internal to these surfaces, including nonstructural interior walls and doors, belongs to the Unit Owner. This includes such items as cabinets, sinks, toilets, showers/tubs, floor coverings, electrical fixtures and outlets, wall and window treatments, appliances and furnishings, window glass and screening, and interior doors, including the lanai sliding door. Wiring and plumbing property that exclusively service a Unit are the sole responsibility of the applicable Unit Owner even if those services are not included within the boundaries of the Unit. HVAC equipment, lines, ducts, and pads are also the responsibility of the Unit Owner. Hurricane shutters and exterior screen entrance doors are options that may be installed at the Unit Owner's expense. However, if these become damaged or unsightly, the Unit Owner is responsible to replace them with an approved model or remove them entirely. Cleaning of HVAC and dryer ductwork as well as sink and toilet drains serving the Unit are the responsibility of Unit Owners. Unit lanais, HVAC compressor pads, and carport designated parking spaces are considered to be Limited Common Elements and as such fall under the oversight and regulation of the Association. The expense of radon mitigation, if necessary, falls to the Unit Owners. Pre-approval is required for structural changes to the Unit or Limited Common Elements.

The Association is responsible for all maintenance, repairs, and replacements in or to the Common Elements and the cost and expense thereof shall be charged as a Common Expense, except to the extent arising from negligence, misuse or neglect of specific Unit Owners, their lessees, or guests. Attic, subfloor, and perimeter wall spaces shall be considered as Common Elements in respect to maintenance, repair, and the costs related thereto. Piping and electrical wiring in these spaces that service the Common Elements or more than one Unit, as well as the drywall beneath the decorated surface of perimeter walls shall also be considered as the responsibility of the Association unless there is negligence or misuse on the part of the Unit occupants. Cable, security, and telephone wiring also fall to the Unit Owners. All exterior surfaces of buildings (including the exterior surface of Unit entrance doors), roofs, stairs, balconies and landings, carports, roadways, irrigation systems, plantings and landscaping, exterior lighting fixtures, and all clubhouse, pool, and lake property are clearly the responsibility of the Association. Changing light bulbs on balcony lights by Unit entrance doors is the responsibility of the Unit Owners. These lighting fixtures may not be replaced or modified without approval of the Board.

Maintenance, repairs, and replacement of property and equipment should be performed by competent persons, preferably licensed and insured professionals.

The Board of Directors may grant exceptions to these stipulations in very unusual circumstances.

These Guidelines were developed by the 2016 Buildings and Grounds Committee to advise the Board of Directors in interpreting the Documents of the Pebble Shores Condominium Association regarding responsibility for the maintenance, replacement, and repair of property. The Committee's interpretation does not carry the opinion of legal counsel. The effective date for implementation is March 1, 2016.