

Pebble Shores Condominium Association

Buildings and Grounds Annual Report

December 2017

Projects Completed in 2017

1. Our pool and spa have been extensively renovated at a cost of about \$65,000
2. Island lighting has been upgraded to LED, thanks to a donor
3. Carports and building peaks were pressure washed
4. A new cleaning services/handyman provider has been contracted
5. A donated and refinished park bench was placed on the clubhouse porch
6. A charcoal grill was replaced and others repainted
7. Picnic table and mailbox bulletin boards repainted
8. Roof leaks in three buildings were repaired (non-Irma)
9. Various property items have been repaired thanks to many volunteers including Fred, Andy, Sharon, Ray, Reid, Randy, Bobbi Jo, Jim, Doug, and others.
10. Water lines and drain pipes in several locations were repaired, replaced, or unplugged
11. Hot water service to the pool shower was reconfigured (mixing valve) for better temperature
12. Globe light poles, the pool fence, and several unit doors were repainted
13. One pool heater unit was repaired under a parts warranty
14. The drinking fountain at the pool was replaced with a nice looking similar unit
15. Lake water irrigation pump, intake piping, and several controllers were replaced
16. An internet monitoring camera surveillance system was installed in the clubhouse area
17. A modern phone, with teleconferencing features, has replaced the old wall phone
18. Bridge checked for structural integrity
19. County Engineer and private contractor consulted on rainwater drainage issues.
20. Several restoration/recovery projects from Hurricane Irma are currently ongoing!!

Projects for Consideration in 2018

Irma Related:

Replace damaged/missing roofing or total replacement of all roofing

Inspect all building attics for possible roof leaks, esp. bldgs. 102 & 108 (also, dryer venting)

Replace damaged/missing soffit, fascia, and siding

Repair damaged carports

Replace damaged dumpster corral doors near building 138 (similar to others elsewhere)

Inspect community entrance & building signs/planters for maintenance

Repair/rebuild lattice screens in front of outside electrical boxes

Clean and power wash building railings, stairs, and walkways (partially Irma-related)

Power wash some building peeks/white siding (partially Irma-related), as needed

Remove tree stumps at buildings 126 & 186; repair sidewalk/landscape/electric/plumbing

Grind stumps at buildings 132, 168, and others

Replace globe light (or install new, better lighting) at Palm View entrance

Remove debris from carport roofs and power wash completely at the appropriate time

Remove damaged/weakened trees and other plantings; possible replacement

Replace other damaged/destroyed vegetation, as funds are available

Re-seed or re-sod grass areas that were destroyed by debris piles at the appropriate time

Develop a long-range plan for systematically replacing ground mulch in most areas with rocks

Non-Irma Related

Patch cracks and re-paint concrete pool deck

Repair pool heater

Correct some stain and grouting issues that remain following pool renovation

Detect and repair a pool leak

Replace the pool table umbrellas

Replace key box at pool entrance gate

Replace kick plate on clubhouse side door

Replace bridge hand railings. Power wash and re-stain the bridge.

Repair railing & stair step at building 186 that was damaged by private moving company (at their expense)

Clean water runoff drainage pipes at swales, where necessary. Explore options for improving water drainage in swale areas.

Determine the location of sewer drain clean-outs for all buildings

Investigate alternatives for addressing sewer drain root clogging problems (e.g. 168/104)

Trim island vegetation as soon as possible.

Clean/repaint all charcoal grills and picnic table by clubhouse

Replace electric panel boxes in pool pump room and clubhouse, as funds are available

Replace card reader/security system at clubhouse/pool with new provider

Reseal the asphalt surface on Pebble Shores Drive to include painting white horizontal stripes on the speed bumps for added visibility, if funds are available

Clean globe lights and replace/install new clips as needed

Arrange for voluntary cleaning of unit dryer vents (preferably after attic inspections)

Clean clubhouse carpet as soon as possible

Paint clubhouse closet and pump room doors

Check all signs, of any kind, throughout the complex and make improvements

Order and install new security signage at pool and Palm View entrances

Review and consider any revisions needed in the "Guidelines: Responsibility for the Maintenance, Replacement, and Repairs" document

Explore options for reconfiguring our irrigation system to increase the use of lake water and decrease reliance on Collier County (purchased) water

Consider the option of using more than single providers for electrical, plumbing, and other repair services

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

Annual Maintenance Schedule

Carports	Blow leaves/debris off roofs Power wash- Complete	Late May November
Building & Grounds	Cleaning as per Cleaner Contract	Summer
Building Peeks	Power Wash	As Needed
Pavement	Resealing	Every 3-5 years (May)
Carpet	Shampooing	As needed
Bridge	Power Wash & Re-Staining	Every 3 years (Oct.)
Fix-Up Projects	Repair & Replace	Ongoing (Dec. - April)
Dryer Vents	Voluntary Cleaning	Annually
Fountain filters	Clean	Annually

Reserve Fund Projects

Roof Replacement (2008)	Every 20 Years	2028
Painting (2013-14)	Every 10 Years	2024
Paving (2012)	Every 10 Years	2022
Pool/Spa (2017)	Every 8 years	2025

Consider the creation of reserve accounts for landscaping and buildings/grounds long-term improvements, unanticipated developments, and emergency expenses.

Douglas R. Macbeth, Chair
Buildings & Grounds Committee
Pebble Shores Condominium Association