



07/20/2018

Dear Pebble Shores Association Members,

We would like at this time to update the membership on our community's projects. In short, it has been a very busy first half of 2018. Because the major projects have one or more third parties involved, the progress can be slow and evaluation or start up intervals can be longer than ideal. The Board takes its fiduciary and quality of life responsibilities very seriously and is working diligently to resolve issues as quickly as possible.

The major project which is in progress is dealing with roof damage caused by Hurricane Irma. The Board, after consulting with a roofing contractor and having some engineering tests performed has elected to reopen our claim for roof repairs with the insurance company. The tests have determined that some and potentially all roofs in the complex have been severely compromised and need to be replaced. The Board along with the property management company have been trying to negotiate the claim with the insurance company for several months. The insurance company has released some funds for emergency roof repairs but has not been cooperative in resolving the full claim. This week the Board engaged the services of a public adjustor to negotiate the claim which is the next step available to get the insurance company to move forward and resolve the claim. We have been told this process will take about 4 to 5 weeks.

The association needs to gather all costs associated with damage caused by Irma. We have costs for roofs and other outdoor repairs and clean up issues. To hasten the process and to make sure all hurricane related costs are reported in the claim, please contact Waterways Association Management with notice of damage to the inside of your unit resulting from the hurricane by August 20, 2018. Waterways will arrange to have a contractor schedule a time to evaluate the damage and submit an estimate of the costs to repair which will be included in the claim.

The Board has hired a new landscaper who has been working on the many watering system issues and general lawn, shrub and tree maintenance. Carport roofs will be professionally cleaned as soon as the tree trimming is completed. Additionally, the Board is working to address drainage problems throughout the complex.

Completed projects include carport repairs (fully funded by insurance), tree stump removal, sidewalk cement repair.

Lastly, the Board is getting bids from companies to perform a reserve study. This study will identify major current and future costs and the projected funding requirements for

each identified item. This will help the Board and membership understand and decide future funding plans.

If members have any questions, please contact Waterways Association Management.

Thank you.

Sincerely,

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