

# Pebble Beach Villas

June 25, 2022

We have a serious situation with our swimming pool that requires immediate attention by our Association. This communication is to inform you on this issue and to seek your input.

Our pool is built with a steel reinforced concrete shell with plaster/Marcite lining. Over the past several years the plaster lining has been failing at an accelerating rate and allowing black algae growth on the pool's interior surfaces. This creates a potential health issue and is being addressed. Very simply, the association must decide whether to repair the pool by installing a new plaster/Marcite lining or replace the existing pool.

Either choice comes with issues and trade-offs. Each owner needs to understand. Background: In January 2022, the PBV Board of Directors created a Pool Committee chaired by Steve Croft, with members Jim and Maddie Higgins, Ken and Tootie Quinn, Gus Keramidas, and Robin Mosleth. The committee was chartered to evaluate the existing pool, to develop options for the future, and report findings and recommendations to the board.

## Key Findings:

1. The existing pool is almost 50 years old, has a surface area of 550sq. ft., and a capacity of 11 bathers.
2. It is not feasible to evaluate the pool's structural integrity and infrastructure (cement, rebar, plumbing, electrical, etc.) without risking damage.
3. Black algae spots were noticed and treated in May 2020. This treatment involved draining the pool and scrubbing the surface to remove the black algae. Treatment by adding chemicals and more chlorine was not an option due to our failing, porous plaster. The 2020 treatment accelerated degradation of our plaster, and upon refilling, more than 20 large chunks fell out of the lining, necessitating underwater patching.
4. In 2021 we recognized that the plaster lining must be replaced and money to do so was included in the recent special assessment.
5. In April 2022, we learned that replacing the plaster lining will cost \$30,000+ and the pool would be down for several weeks. We also learned that there is a chance that our pool's shell may not be repairable due to aging concrete or rusting rebar. We cannot know the condition of the current shell until the pool is drained, the plaster removed, and the shell is tested. If the shell is bad, we may not be able to return the pool to use. If this is the case, PBV must be ready to seamlessly switch to building a new pool as quickly as possible.

## New Pool

1. The committee also did a preliminary investigation of new pools. The cost for a new pool would be about \$350,000.

2. Due to high demand, a new pool could not be started for at least 12 months after contracting for one. For example, twelve new pools are being built this summer at Surf's Edge which is next door to PBV.
3. Prior to building a new pool, the old pool needs to be demolished and removed, and building codes now require us to put in pilings to support a new pool. Nothing from our existing pool or pump house can be reused including the pavers of our current pool deck.
4. A large part of the quoted price is needed to remove the current pool, the pump house, the current pool deck, and to put in pilings
5. We have room for an 800 square foot pool and to slightly expand decking in our existing space without encroaching towards F building. There would be minimal impact on current trees.
6. A new pool should be expected to increase PBV property values.

### Current Situation

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The board is taking steps to control the black algae and acquire more information on the pool condition.

This April, the chlorine level was increased to keep the water safe, and in June, the pool will be drained and scrubbed to remove black algae spots.

This \$1,400 treatment should control the black algae for 6

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12 months; however, the algae's roots are deep into our porous plaster and so it will come back.

In addition, Elliott Merrill continues to seek professional guidance on the likely remaining lifetime of our pool.

However, owners should be aware that our existing pool could fail at any time.

The Repair or Replace Dilemma:

The existing pool is at or nearing the end of its useful life, and it needs new plaster.

The difficulty is that if we proceed to fix it, and we find the shell is bad, then PBV may face having no pool for 6

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12 months.

Given this possibility and the uncertainty over the existing pool's remaining life, some PBV

residents feel we should replace our pool as soon as possible and not use the \$30,000+ on fixing the existing pool.

Question 1 on the attached survey asks how you feel about this.

Some Good News:

Over the past two years, the Association has significantly strengthened our reserves, and we have set PBV on a track to have the money needed if a major piece of infrastructure were to fail.

Based

on what we now know, we can certainly make funding a new pool a priority.

By doing this, we might

be able to have half or more of a new pool's cost in hand by 2024

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WITHOUT SIGNIFICANT  
INCREASES IN OUR RESERVES ASSESSMENTS.

Question 2 on the attached survey explains this further.

Also, the board is exploring other

options to reduce the financial impact of a possible new pool.

With your help, the board of directors will decide the repair or replace question.

The brief attached

survey is an opportunity for you to have your views included in the board's decision

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The board can

decide to repair the pool or replace it in kind, however, a decision for Pebble Beach Villas to have a

new pool that is either larger or a different shape, can only come from a vote of owners at a regular

or special owners meeting.

Specific

indications for a potential new pool have not yet been defined.

The

board is continuing to work on this dilemma and owners can expect further communication this fall

as we prepare for 2023.

Please consider the attached questions and respond with your views by

June 30, 2022

. You can send

the survey back to Paola at Elliott Merrill by email to

paolaa@elliottmerrill.com

, by fax to 772

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4300 or by mail to Pebble Beach Villas 835 20th Place, Vero Beach FL 32960.

Sincerely,

Steve Croft on behalf of the Pool Committee