

9.1.2021

## Pebble Beach Villas

Dear Pebble Beach Villas Owners,

We are quickly approaching the end of Summer and looking forward to welcoming many of you back to our little paradise by the sea for another wonderful Winter season. Your Board and management have been busy over the quiet summer months. The grounds, landscaping, and pool have never looked better, thanks mainly to our efficient landscape company and tireless landscaping manager Al Jakelis, who continues to keep a hand on things from his summer abode. Thank you, Al! You will be pleased to meet Jim, our new on-site maintenance man, who has already made a big difference in the appearance and cleanliness of our property during the short time he has been with us.

We have experienced a few challenges, but we're proud to have successfully accomplished several major projects. The Board completed a revision of our **Rules & Regulations** that everyone should have received a copy of by now. We urge you to carefully read the contents, mostly common sense, helpful advice, and a few administrative clarifications for the smooth operation of our condominium. We recognize that condominiums are not apartments or hotels, and rules are more like guidelines for the intimacy of successful condominium living. It is essential that residents, guests, and tenants "play by the rules" so that we may all enjoy our pleasant community together.

We began to implement our program to replace lighting and hot water heaters in the clubhouse, garages, laundry rooms, and other common areas. The successful installation of energy saving devices, especially LED lights and "tank-less hot water heaters" in the clubhouse and laundry rooms has already saved us several thousand dollars in electric bills in the short time they have been in operation. The outside building and grounds lighting will be completely replaced following painting of the buildings early next year. Our new security is currently being installed and when completed will provide improved security, including a combination electronic lock at the beach gate.

We also recognize that our physical plant and infrastructure is reaching 47 years of age. While we feel that our condominium has been well maintained and is in good condition, recent catastrophic failures of condos and apartments in our state have been a reminder that everything reaches an end to its service life. In this regard, your Board is investigating the life and replacement costs of such items as underground wiring, plumbing, and the reinforced concrete structure. Under the direction of our treasurer, Steve Croft, we hope to adjust our reserve funding to help offset the cost of these necessary future repairs. We ask for your understanding and cooperation as we go along.

Unfortunately, we continue to be inconvenienced by a few thoughtless owners who permit tenants and guests to show up unannounced, occupying units without notice or proper Rental or Lease Agreements. Some of these tenants and guests behave poorly with complete disregard for the responsibilities of intimate condominium living, creating unpleasantness for other owners. There have even been extreme cases in our local area of people breaking in and occupying a unit. When approached, they say: "Oh, we're friends of the owners". All of our residents have a right to know who is living next door to them. It is a fundamental security and safety concern. Please help us preserve the security of our community.

The laws of the State of Florida and our rules are very clear on proper Leases and Rental Agreements. The Board has created a committee to carefully examine each such Lease and Rental Agreement and to actively pursue those who submit incomplete or incorrect information, or no paperwork at all. This can result in acrimony and unpleasantness at the worst and a lot of extra work in any account. Under the laws of the State of Florida, a tenant may be refused occupancy. We certainly would all like to avoid that unpleasantness. Please help your Board and ensure that we are notified if anyone other than the owner will be occupying your unit, and that all paperwork is in proper order.

The good news is that, in spite of the recent spike in COVID-19 cases, the residents of Pebble Beach Villas have been enjoying almost normal activities and avoiding illness by taking reasonable precautions. We would hope that returning owners and especially tenants and guests will have been vaccinated, and exercise caution and discretion while mingling with others. Your Board is currently preparing Covid 19 guidelines for distribution and implementation in September

As always, the Board and I welcome your comments and suggestions. This is YOUR Pebble Beach Villas, and it is our goal to help you preserve the enjoyment and pleasure of all the good things we have to offer here in our little gem by the sea.

Hurry on down, the water's fine!

Kevin M. Kelly  
PBV President