

When did it all Start?

1. First Year
2. Purchased 8/2019
3. Leased first year.
4. Second year moved in after construction

FOR BOARD
John
DRAINAGE
1999-2024

Third year

2022 A Presentation was made to the board concerning the issues and at that time a
The document was presented to the board and the Pelican Bay Foundation with complete.
illustrations illustrating the effect of water on the foundation the creation of mold on
the residents. (Lisa Warren/Calais Board, Calais CAM)

Tried to work through the issues with Rich, Kevin and Rubin.

No progress until Board Member Lew My (Hero) came and gave support and understanding.

Prior to Lew the standard answer was no money and live with it.

Fourth year

Approached the Association and the Board

This was done with Lew (Board Member to explain and illustrate the issues

A complete lack of management support.

A Site Walk was conducted with the Past President John, Lew, Rich and Jorg and I

Received a communication from the President that a problem existed that he was not

Aware of. Reference Johns memo concerning the problems at C building and specifically C105.

A review of the project was conducted, Id all significant erosion problems at 105 affecting the
foundation.

1. Lack of water management
2. Unusual conditions
3. Mold
4. Staining
5. Standing Water
6. Little tree hedge trimming

Area 1 Trimming of screening bushes and elimination of branches from the trees that were
extending East and touching the building. All created a canopy allowing no sun or wind to enter.

Thus creating a unhealthy condition of mold and dampness. C105 **could not use** the lanai due
to the issues.

C105 exists with a Northern exposure which is difficult to begin with, but with the absence of wind and air the environment becomes toxic.

The above condition was expressed by Rob Luken due to the staining of his building and the mold odor on his lanai.

What Contributes to the Issue

1. Overplanting of trees and not maintenance or trimming
2. No management of water from the roof, gutters and spouts
3. No accounting for erosion
4. What was created (A real problem) This occurred due to the fact the unit was never occupied for 30 years during the off season, so none of the problems were understood or addressed.

Area 4

Review of all gutters and downspouts to reform proper drainage away from the building. Lew fought with Rich for Money and had installed some 3 bubblers that are somewhat effective but should be upgraded depending on the engineering study and proposal. The bubblers were installed, and trees and bushes were trimmed at a cost of approx. \$6,000. A good effort but a bandage.

This was the first successful step forward to accomplishing the following.

1. Manage the water
2. Reduce the mold
3. Reduce the dampness
4. Allow Sun and Light to enter the area and assist in drying
5. Allowing C105 to use their lanai

A formal Request was presented (1/2300 to the Board for expenses to cover a engineering contract for a survey and to go to the market to secure a contractor for the completion.

At a site walk I asked the president if he and his wife would join me on the lanai for a cocktail. He refused after viewing the mold by site and feel.

Jorg (past treasurer) sent out a communication to the board entitled Save our building and avoid additional expenses. His firm statement was Identify Visible and Not Visage drainage and mold issues. The reduction of the mold will occur by allowing the sun and air to entre and circulate thus bathing the affected property. The trimming of the trees and bushes has been done and created a avenue for air and sun to circulate.

The Residents in the following units are grateful. C105, 205, 305 and Rob Luken

Now it is possible for C105 to use their lanai without a health concern. Significant

To complete the above the association has gone out for bid and secured the same and the work will begin 4,1,24 to regrade and redesign the drainage at Building C. **We all Say Thank You For The Effort to begin the Project.**

Where are we today 4-5 Years later?

We were on the road to success and completion until the County entered the picture with the installation of the lift station and the elimination of two fig trees creating a visual void and exposure problem for C305, 205, 105 and Rob Lukin. I without question appreciate the condition and support the closing of the view of the lift station with respect to the other neighbors. **We owe just that to the affected since the county would not be responsible.**

Moving forward we can and must fill the void but continue to maintain the entry of sun and air into the area adjacent and to the west of the building. We want to continue to prevent mold and maintain a healthy environment for the ground unit C105 (Use of the Lanai).

To solve that issue the county planted two small trees on the berm to assist. Not quite what was expected. Doug said he would pull those two trees and relocate within Calais and replace them with either Cabbage Palm or Sable Palm Fox Tail Palms which grow to a height of 20 to 30 feet, growth rate 2-3 feet per year) and have a width of 10-15 Feet. **The void can be filled by 2 to 3 trees planted on the berm where the other trees were extracted.** Note (The cabbage palm must be trimmed and is prone to disease, per Kevin and google.)

Planting on the berm would continue to allow the sun and air to enter the back of Building C and Specifically the west end.

If our Main Objectives are the following

- ✓ 1. Fill the void created by the county. Width of the void 40' Planting of 3 Fox tails would fill the void.
- ✓ 2. Maintain the entry of sun and air into the area behind C building West and the specific area adjacent to C Building West, the dead spot (That will do all it can do at this point to reduce the mold and dampness and not sacrifice what has been achieved. Plant the ground with sod to assist in drainage and recognizing any problems. The elimination of dampness and mold.
- ✓ 3. Eliminate unnecessary palm trees in the area next to C Building and to the East. Approx 3 to 4 palms. No reason to replant.
- ✓ 4. 3. Do not allow the width spread of the palms to encroach the open area East of the Screening, thus ensuring sun and light to enter. N planting of Palms East of the screening.
5. No necessity for a flower bed to the East of the Screening in the open area.

6. WHY ARE YOU NOT PLANTING TREES, CABBAGE PALMS ON THE BERM? That is the area suggested and planted by the county. Why not us?

THAT WOULD ASSIST IN ACCOMMODATING THE WIDTH SPREAD OF UP TO 18' and not going East of the Screening.

The above are required actions to take to stabilize the site and accommodate the residents and the requirements of C Building.

The costs would be minimal in comparison of what is being proposed. A review and a personal opinion of that.

The Landscapers suggestion would be good if the area where it was is a* highly visible and visited area. Since 1999 the only human traffic that would come to this area are contractors to service the lawn and equipment. Other than that, you can include the people, the board, and vendors to assist in solving the problem. That I invited. A statement by our previous president was that he has never been in the area in all the years he has lived here, and he lives one building away. This area is not a destination site.

It is a simple quiet dead-end site that requires little maintenance and attention with the exception of air and light. Overplanting brings us back to the beginning. Dampness and Mold that occurs again in the C105 area There is a possibility that the C105 will not be able to use their lanai and again the association will have to seek remedies.

If mold and dampness reappear after our efforts to diminish, I think somebody should look at actions to remediate C105. Full Enclosure or Purchase the unit to make the problem go away. Not being able to use your condo for 3 years is significant, but looking at permanent non use due to a landscaping desire is beyond reason. Common sense and respect should be involved.

Doug and Mark are you building this landscaping site for 2 residents, C305 and Luken and ignoring C-105

Only for Two. I appreciate you had a private meeting or as you said get together with them and said you would take care of them and their concerns.

I am the third condo, a board member and have worked on this project for 5 years and you won't talk and ask me my concerns. I think there is a problem. I would like you and the Board to address and keep our requirements as stated above.

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Who said it. Sometime Less is More

Recent visits by Mike, Jorg and Kevin all stated that the Palms to the West of the building I believe 3 should be cut down and not replaced thus contributing to light and air. The palms have grown so tall they offer no purpose but a freeway to the roof for the palm rats.

They also recommended that the **ground area be sodded to blend with the entry**. By sodding water can be absorbed and any negative issues can be seen quickly. Kevin said it would be simple for the mower to cut weekly.

Other suggestions were to plant ground cover in that area of flowers etc. Point, **No body sees the area and you cant id the problems if any.**

I believe the **area can be stabilized for the cost of 3 Fox Tail Palms and the sod**. Other than that Mark wants to tear out and repiant the area to the North of the Lift station for what cost I don't know. I saw a plan that illustrated the planting of five Cabage palm on the inside of the hedge or screening area or to the east with the addition of a flower bed **WHY TO THE EAST**, and additional trees or flowers on the berm. But I saw numbers of \$20,000 plus. Creating more item and labor and material costs today and in the future that are not needed. (Especially when now we have little or no labor cost)

The Area Is Not A High Maintenance Area Why Make It One

Sometimes less is more.

Suggested Plant List

Per Design Dated 2/15/24

Remove all Copper Plants

Remove all Golden Burrata

Install 15-Dissattis 6 Gal

Install 1-15 gal Begonia

Install 10 to 20 cy soil over Cuban

Install 21 Gal Dissotis

Install 9-10 Gal 5' Arbokiola

Install 1-65 Gal Green Button Tree

Install 1-65 Gal Tree

Install 50 3Gal Golden Beach

Install 9-10 Gal Calusa 48"

Install 9 Croton 3-6 Gal

Install 15 Dissette

Install 1 15 Gal Tibuch

Install 11 Begonias 3 Gal

Inst 6 8 foot Mechmia

Install 5 Cabbage Palms 20-25 feet high, almost mature

Install 5 yesterday plants 7 gal

Install 15 3 Gal Coffee Plants

Installing 134 Plantings and 19 trees where we never participated in prior.

Again, please remember this is a dead-end site with visitors limited to contractors.

Mark is trying to improve the view for two units out of the building, C305 and Luken and forsaking C205 a overkill when 3 Fox Tail Palms would correct the issue.

All in all the area which is growing naturally and requires no ongoing maintenance or costs

The area now with existing vegetation has gone through the storm and has proven viable.

All in all a area where we never planted before This is new money

The void as said could be filled by 3 Fox Tail Palms at a minimum cost of approx. \$3,000 with no reoccurring labor or expense involvement, Versus the above with a suggested price of \$20,00 plus and continuous labor and financial involvement.

While quoting projects like above, we should ask Kevin to quote the cost of maintenance and proposed

replacements on an annual basis. That is the ongoing cost expense of the project.

We should also ask him to quote the same for all that has been done on the campus to date.

Labor, materials, and products are very expensive to maintain.

The desires of C105, to have a mold and dampness free lanai with circulating air and shining sun. We have achieved this with the trimming and removal of some foliage.

C105 is concerned that with the proposed plan, the achievements could revert to the beginning which was no sun, no wind and mold and dampness. This could be due to a very aggressive plant plan. In a small dead-end area, it is proposed to plant 134 plants and 19 Trees. At present the population of the present trees does not approach 19.

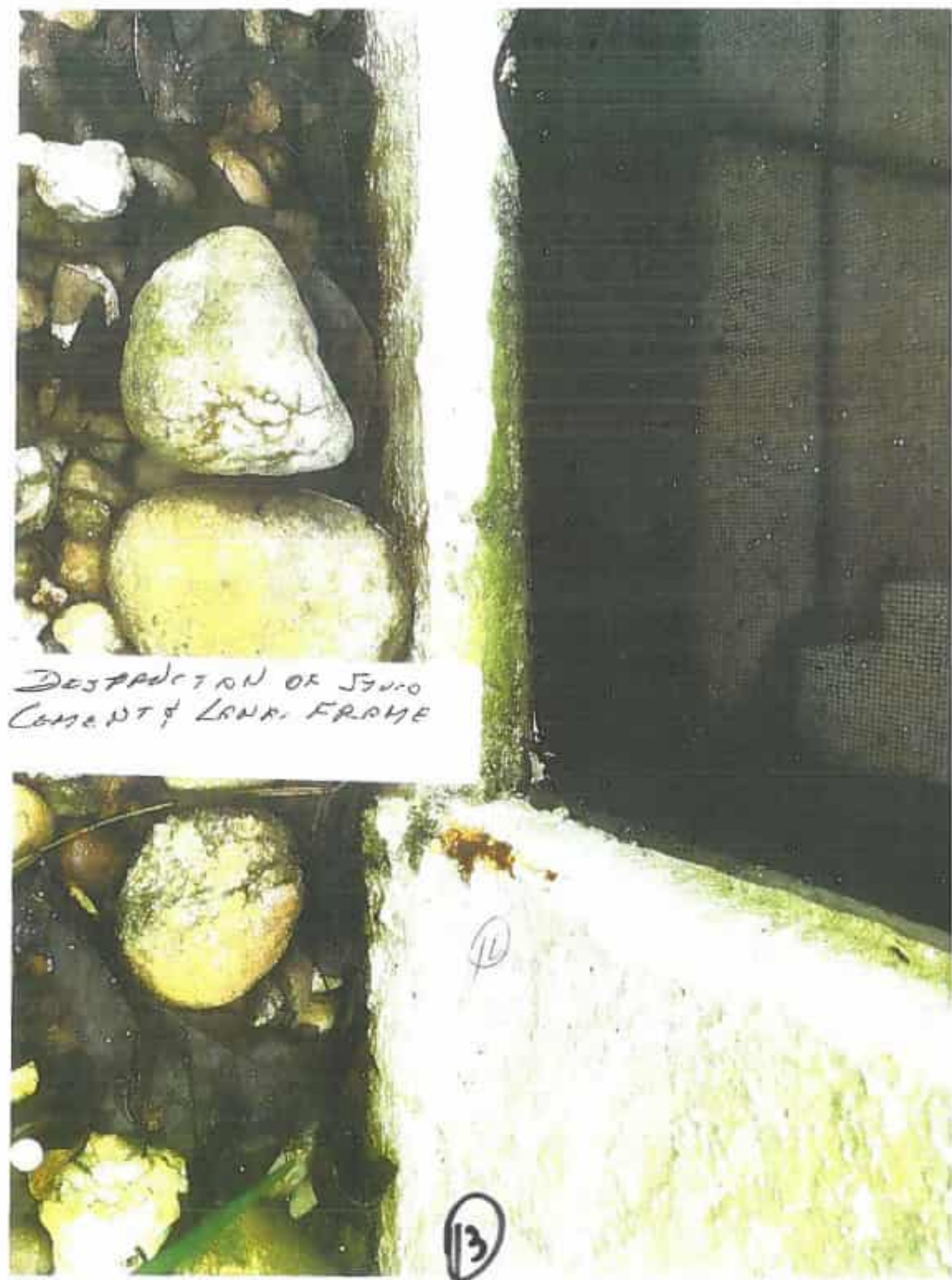
I reverse my vote for the planting plan until it is properly reviewed to be sure that C105 will be viable. C305, C205 and Lukens concern will be answered. The planting of three fox tail palms on the berm to fill the void created by the

county. And the plan is reduced to fit the area's requirements.

I would suggest a responsible committee to be formed to accomplish the review. To review who's property we are planting and maintaining. Once you start a process you own it and you assume liability.

One other aspect for the reversal, the plan was not received until after the vote. Insufficient information.





DESTRUCTION OF 5%
CEMENT & LANK. FRAME

14

13

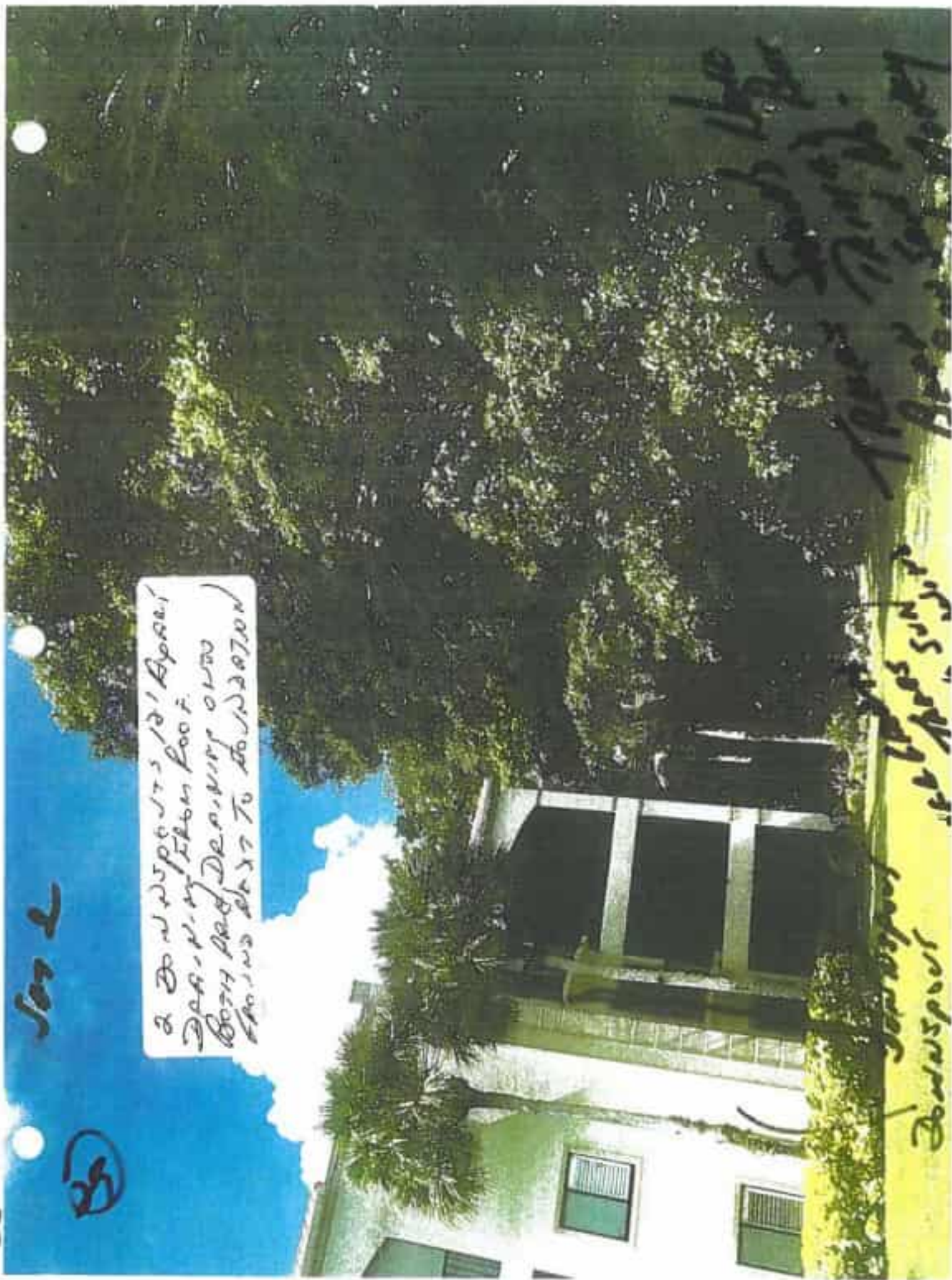
Lot 2

25

2 Downspouts 12' Apart
Drainage From Roof.
Both had Draining Over
Foundation To Foundation

Downspout 12' Apart
Downspout 12' Apart

Downspout 12' Apart
Downspout 12' Apart



OVER
LENGTH

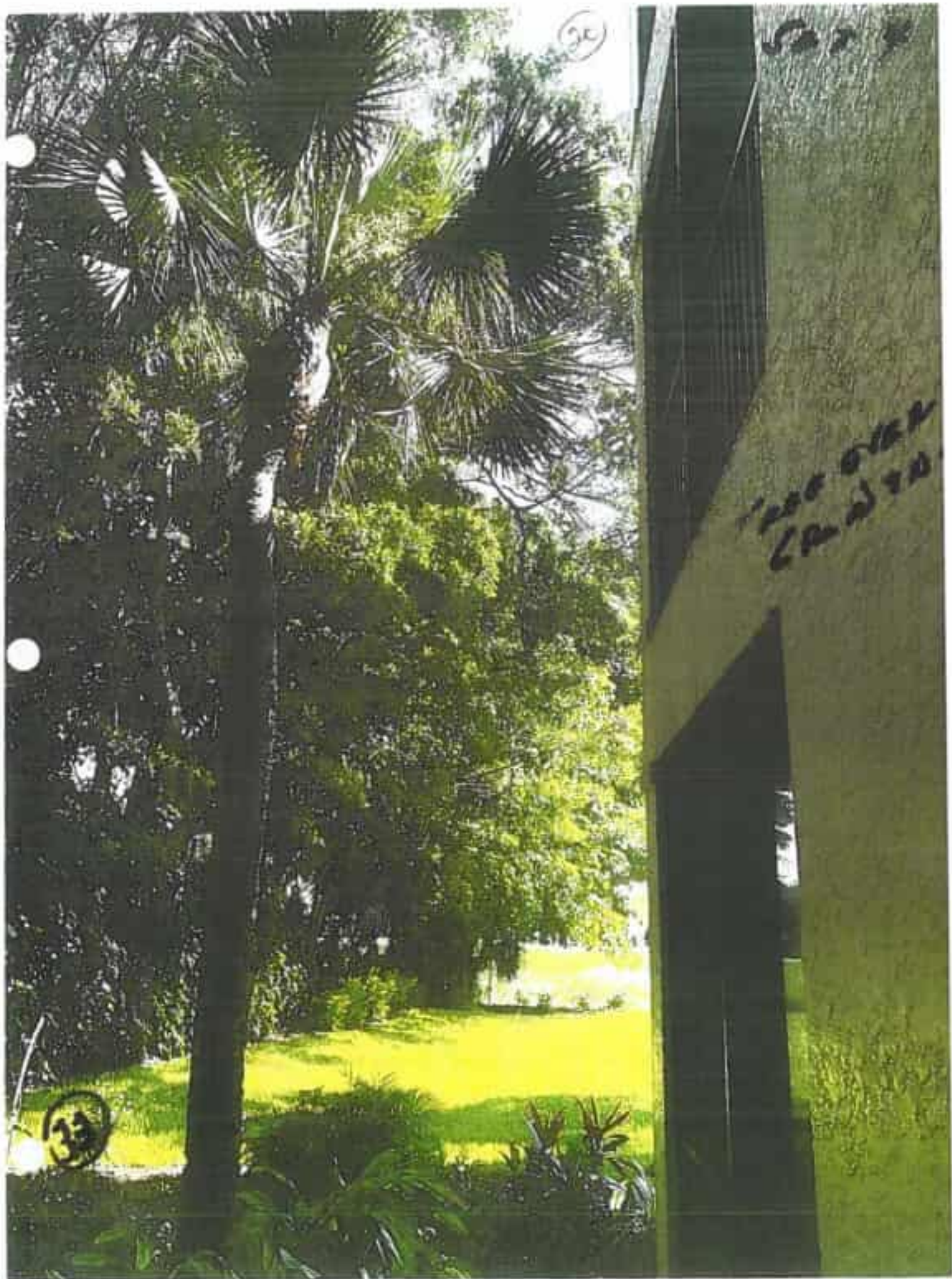
10

5871

31







30

TREE OVER
LAND

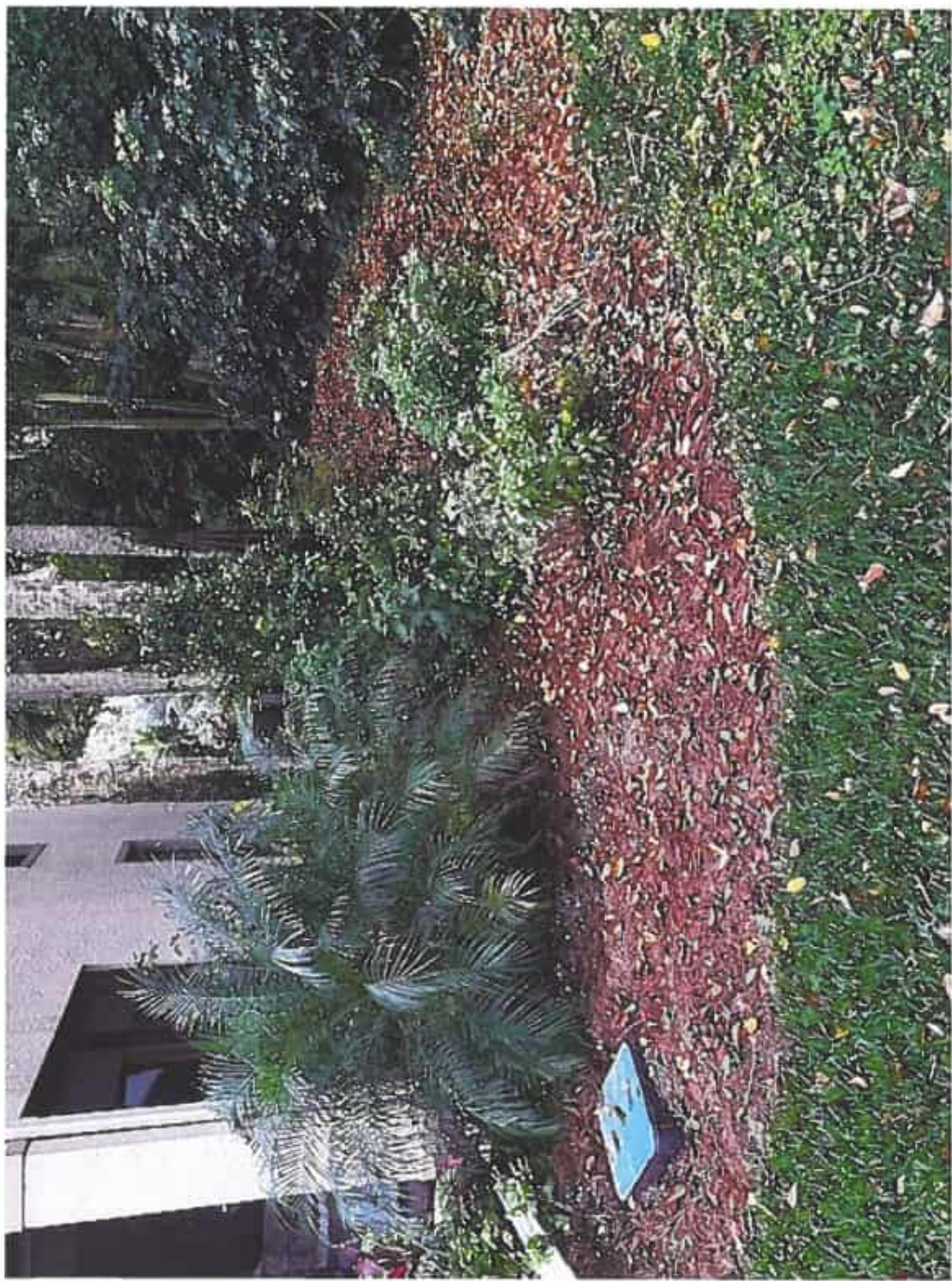


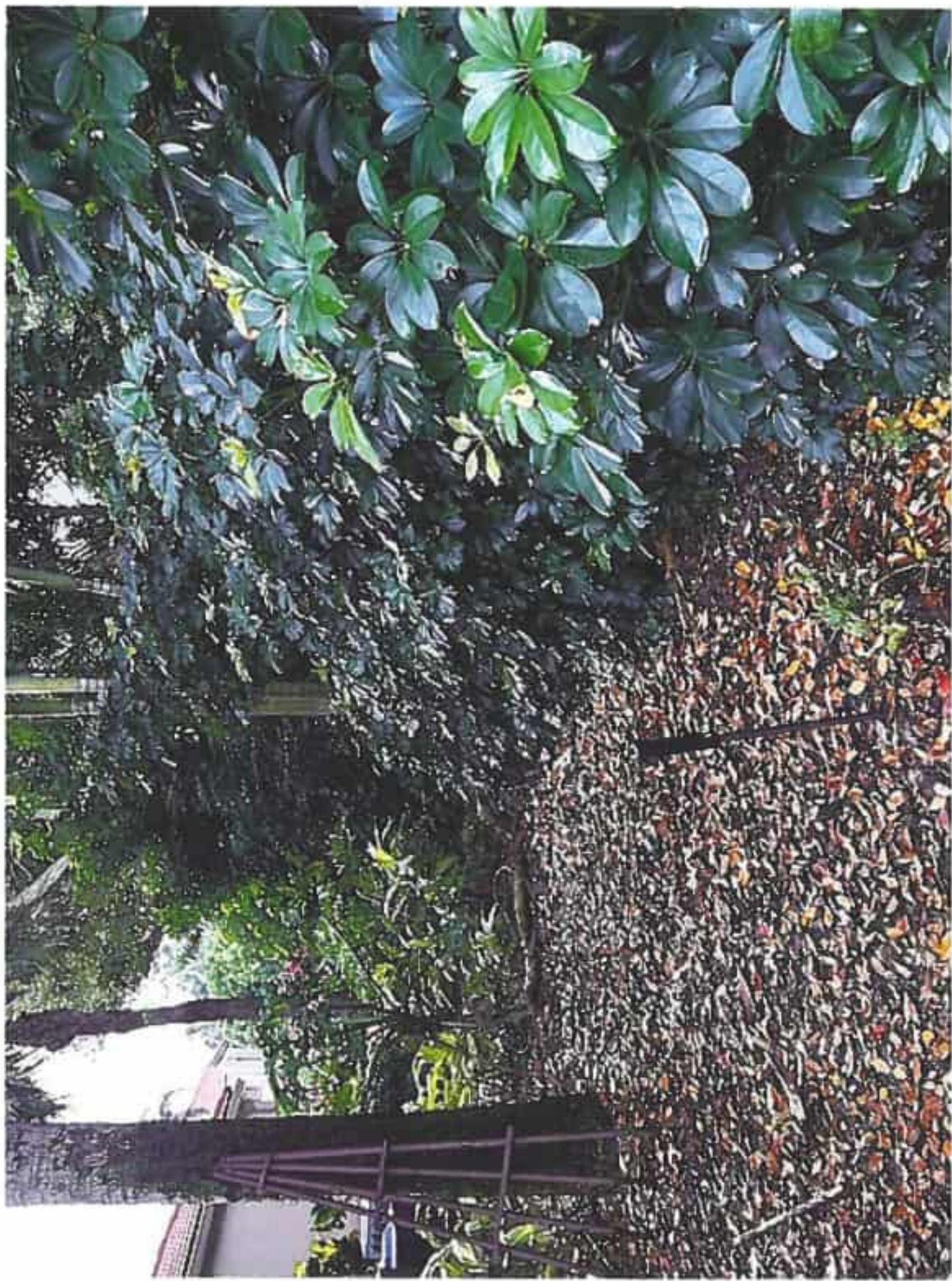
Sent from my iPhone

Molt on
SCREEN
NEEDS ISSUE

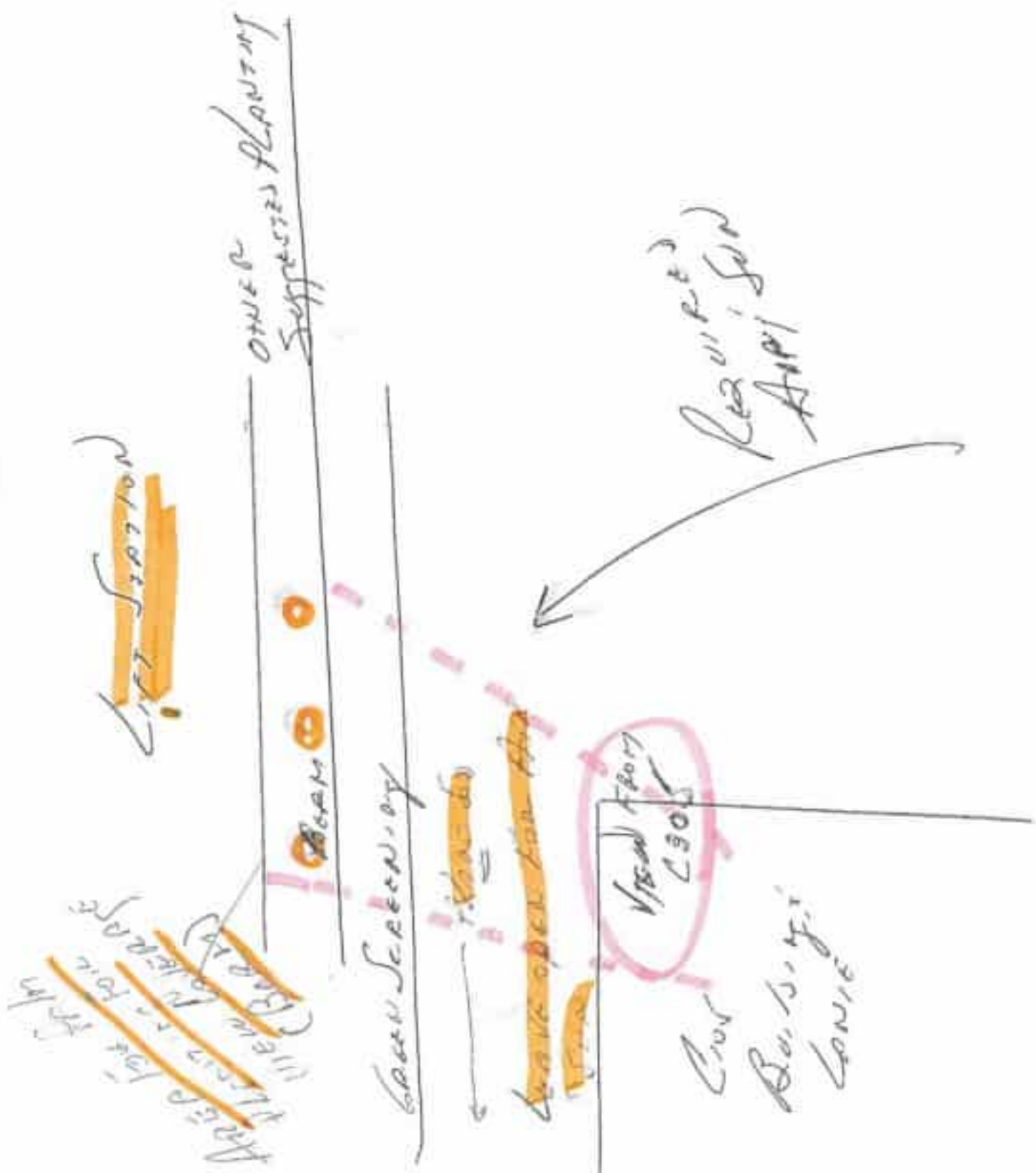


3





Salmon Bay, 1998



- 2 -



Yakuban Bay 1980s

LIST STATION

OTHER SUGGESTED PLANNING

CAAM

~~Will be a lot of work
to do in the next few weeks~~

Green Section of

Yakuban

Green Section of

Visual Floor
C906

Chor

Do. S. y. i.
LONIE

Revised
April 1980