

THE CALAIS COURIER

CALAIS

@ Pelican Bay

all things Calais and more

IT'S A GREAT DAY AT CALAIS

Editor Rich Meyer

Calais at Pelican Bay • week of September 21st 2026 • Third Edition

Good afternoon, Calais

Welcome back to The Calais Courier! Our third edition is here. In future editions, I plan to add a Calais events page and a "Welcome to Calais" page introducing new owners and neighbors.

Past issues of the Courier will now be available in the Documents section of the Calais website.

October 1 Payment Reminder

The \$15,000 special assessment approved at the last Board of Directors meeting is due October 1, 2026, unless you have elected to pay in two installments.

For owners who selected the installment option:

October 1, 2026: \$7,500

January 1, 2027: \$7,500

Assessment payments are in addition to your regular Calais and Pelican Bay dues, which remain due as scheduled.

Assessment charges should have already appeared in your AppFolio portal. Please contact the management office with any questions.

September Observances

September 22 • National Ice Cream Cone Day

In Florida, eating quickly is a survival skill.

September 28 • National Drink Beer Day

Some holidays require very little explanation.

Riddle of the Week

Q: I have keys but no locks, space but no room, and you can enter but never go inside. What am I?

The answer is somewhere in this newsletter.

Dates to Remember

October 1: Full assessment or first installment due, along with regular Calais and Pelican Bay dues.

October 1: Pelican Bay's rental fee increases from \$300 to \$500.

October 1: Pelican Bay's annual fee increases to \$3,435.00, equivalent to \$858.75 per quarter or \$286.25 per month.

October 12: Pressure cleaning of Calais pavers is scheduled to begin and take approximately one week.

October 29: Winter flowers are scheduled for delivery. Planting is planned for October 30–31, before mulch is installed.

Fall Back on November 1

Daylight saving time ends at 2:00 a.m. on November 1. Turn your clocks back one hour before going to bed on Saturday, October 31. Enjoy the extra hour of sleep!

November 4: Scheduled mulch delivery.

November 12: Calais Board of Directors meeting at 10:30 a.m., in the clubhouse and online.

January 1, 2027: Second \$7,500 assessment installment due for owners using the installment option.

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Construction Corner

F Building Repairs

Work at F-304 and F-204 has progressed from preparations to further investigation of the slab edge and post-tension cables.

On September 15, Josh from PT Pros inspected the slab and slab edge at F-304/F-204 before beginning cable work. The slab was cracking, deteriorating, and saturated, with water leaking onto the F-204 lanai. The containment box on F-204's small lanai was removed on September 22 because it was no longer needed.

Engineer Felix, Dyani, and Josh from PT Pros were on-site September 16. They determined that all tile and the concrete used to raise the floor on F-304's small lanai must be removed. The underlying concrete must then be ground down and waterproofed again.

In F-204, two temporary wood walls were built on September 23, and the small-lanai sliding glass doors were removed on September 25. This provides Felix with better access to inspect the slab edge between F-304 and F-204.



Temporary walls on F-204's small lanai

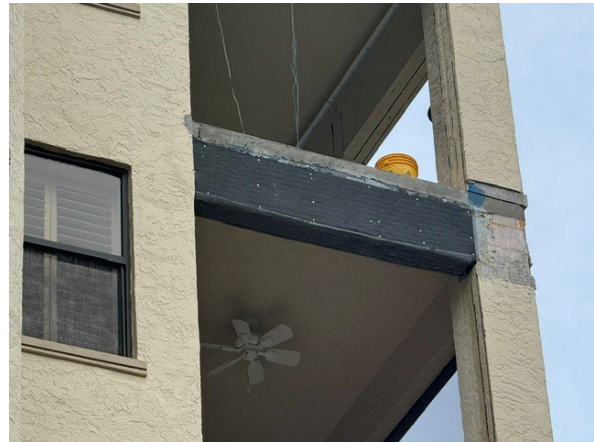


F-204 Sliders Removed

Six post-tension cables are known to need work. During the inspection, it was found that three additional cables may also need work. I will keep everyone updated as we learn more. These findings push the work timeline out further.

H Building Repairs

The lath on H-401's newly built header passed inspection on September 25, and stucco was applied immediately afterward. Once the stucco work and painting are complete, reinstallation of the screen walls will begin.



H Building repairs in progress and lath installation



H-401 Scratch coat of stucco on header 925-26

Construction and Equipment

D Building Progress

The backboard on the fifth-floor walkway header passed inspection on September 25. Elias Brothers then applied waterproofing to the header. The work is now awaiting the next inspection. The photos below show the earlier sheeting work and the latest progress.



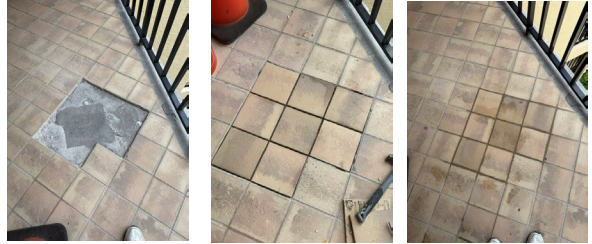
D Building fifth-floor sheeting • September 21, 2026



D Building fifth-floor work



Jamie Dietz and his crew have replaced the removed catwalk tile in front of D-502. The photos show the area before replacement and the new tile before grouting.



Tile removed at D-502 New tile before grouting Grouted/Finished

F Building Elevator Repair

General Elevator has scheduled installation of the jack and piston for F Building's Elevator 1 for mid-December. This schedule remains subject to the repair parts arriving on time.

D, F, and H Fire Pumps and Controllers

The fire pumps and controllers serving D, F, and H Buildings are 35 years old and are not functioning as intended. Replacement is currently scheduled for late November or early December, depending on equipment delivery.

Projects and Property Updates

E and C Building Catwalks

As reported last week, water intrusion into E-201 prompted an engineering recommendation to remove the third-floor catwalk tile, grind the concrete, correct the slope, and waterproof the walkway. Similar work was identified for C Building, with E Building taking priority.

We have received the written engineering report confirming these recommendations. Because water intrusion is ongoing, this work needs to proceed promptly.

We have received three bids, from Marzucco Contracting, Spectrum Contracting, and Elias Brothers. I have also contacted McDaniels Construction for a fourth bid. Engineers Felix and Dyani are reviewing the bids and defining the scope so that all proposals can be compared on the same basis.

We are working to move this project forward as soon as possible. I will keep residents informed as the bidding process progresses.

Bridge Lighting

One of the bridge lights was found rusted through and fallen over on Monday morning. The supplier confirmed that the manufacturer has discontinued the model and has no replacements in stock. Because the lights are all the same age, we are concerned that others may also fail. We are researching suitable alternatives and will share updates as options are identified. Yosvany was able to do a temp fix on the light, so it is upright now but only one light is working.

Preparing for Season

Seasonal preparations remain on schedule: paver pressure cleaning begins October 12, winter flowers arrive October 29 for planting October 30–31, and mulch delivery is scheduled for November 4. We will advise residents of any changes.

Tree Trimming

Tree trimming within Calais, including the palms and hardwoods, is complete. Ruben and his team have done an excellent job. Ruben will next begin trimming between Calais and the golf course.

Around the Property

Trash Chute Signage

New reminder signs have been installed above the trash chutes in C, D, E, F, and H Buildings. Please place all garbage and food waste in securely tied trash bags before using the chutes. Loose waste has been an issue since the end of last season and can attract insects and rodents.



New trash chute signage

Landscaping

Paver pads have been added beneath the north and south benches alongside the new walkways. They provide space to accommodate a wheelchair.



North Bench

South Bench

Our landscape committee continues to follow “The Right Plant in the Right Place.” Jan Johnson and Yosvany have worked diligently throughout the summer. Thank you to Jan, Yosvany, and the landscape committee for keeping Calais beautiful.

Maintenance Update

Yosvany and Eddie continue their weekly building cleaning. Yosvany is also working with Jan Johnson on

plant placement, while Eddie continues the cleaning and upkeep that keep Calais looking its best.

A: keyboard

Community Life at Calais

Manager's Corner

Maintenance Responsibilities

Keeping Calais in good condition is a shared responsibility. Here's a quick guide to who handles what.

Homeowners are responsible for maintaining and repairing their windows, screens, doors, frames, locks, appliances, water heaters, smoke alarms, and air-conditioning equipment serving only their unit. Owners also maintain their circuit breaker panels, wiring from the panel into the unit, unit-serving plumbing, the unit's water shut-off valve, shower pans, flooring, and interior finishes.

The Association is responsible for common elements and Association property, including exterior building walls, concrete slabs, stairs, railings, garage structures, and parking spaces. This includes exterior wall painting, waterproofing, and caulking; electrical wiring up to the unit's breaker panel; water pipes up to the unit shut-off valve; and main sewer lines up to the individual unit connections.

A few details worth remembering: Owners maintain their front doors, but the Association maintains the exterior surface. Owners handle everyday lanai cleaning, sliding glass doors, and approved coverings or enclosures; the Association maintains exterior building walls, concrete slabs, and railings.

Owner-installed improvements remain the owner's responsibility, including removal and reinstallation costs when necessary, except for owner installed shutters and enclosed lanai sliders for Association repairs. Keeping your unit well maintained also helps prevent damage to your neighbors' homes.

If you're unsure who should handle the repair, please contact the management office before arranging work.

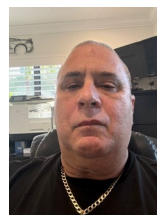
Based on Section 11 of the Calais Declaration of Condominium. This is a general summary; the governing documents control.

Look for additional highlights and helpful explanations of the Calais bylaws in upcoming editions.

Quote of the Week

"Beautiful grounds make a wonderful first impression. Good neighbors make it feel like home."

From Rich's Desk



Rich Meyer • Property Manager

There's a lot happening around Calais, and I appreciate your patience as we work through the repairs and preparations ahead. Some improvements are easy to see; others happen behind the scenes. Both matter, and this newsletter is an opportunity to keep you informed about them.

A reminder for everyone using the pool: please return chairs to their original locations and close any umbrellas you use before leaving. Please share this reminder with your family and guests.

If you change or rekey your front-door lock, please bring a copy of the new key to the management office. I must maintain a key to every unit for emergency access.

Remember, I am also your friendly neighborhood notary. Stop by the office if you need notary services.

While you are at the office, pick up an emergency-contact magnet for your refrigerator or fuse box.

Have a question you'd like addressed in a future issue? Please send it to me at the Calais office. Your questions can help make The Calais Courier more useful and enjoyable for everyone.

Thank you for reading. Have a wonderful weekend, and I look forward to sharing more updates soon!

Reminder

When you return to Calais for season don't forget to stop by the office and pick up your refrigerator/Fuse box emergency number magnet

Rich Meyer, LCAM
Property Manager | Notary Public
Calais at Pelican Bay