

THE CALAIS COURIER

all things Calais and more

CALAIS



@ Pelican Bay

ITS A GREAT DAY AT CALAIS

Calais at Pelican Bay • Week of September 14, 2026 • Second Edition

Good afternoon, Calais!

Welcome back to The Calais Courier! Edition two is here, and my goal remains simple: keep you informed about what's happening, what's coming next, and what needs your attention. Each edition will become more informative, and more useful to all. With each further edition I plan on adding more sections, more humor and more fun facts. I hope you all enjoy the new newsletter as much as I have enjoyed putting it together for you.

With construction, maintenance, and preparations for season, there's plenty to keep track of. Consider this your one stop shop for the latest news around Calais. And of course, we will have some fun and laughs along the way.

This Week's Holidays

- Thursday, September 17 — Constitution Day and Citizenship Day: Commemorates the signing of the U.S. Constitution in 1787 and recognizes American citizenship.
- Friday, September 18 — National POW/MIA Recognition Day: Honors prisoners of war, those missing in action, and their families.

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 are expected to appear in your AppFolio portal around September 18, 2026. Please contact the management office with any questions.

Construction Corner

What We're Following

In our first edition, we reported stucco and painting preparations at H and F Buildings, concrete repairs at F-303, framing at D Building and H-401, and debris-containment preparations for F-304 in F-204 for access to the post-tension cable bundle.

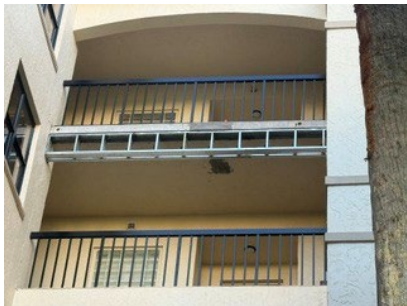
This week the containment box was built on the small lanai in F-204, Josh from PT Pros was out to work on pt cables on 9/15/26. Before work began Josh performed a more in-depth inspection of the slab and slab edge in F-304/F-204. Slab was found to be cracking, falling apart, saturated to point that it is leaking onto the lanai of F-204 causing a puddle. Felix, our engineer along with Dyani, and Josh from PT pros onsite 9/16/26. It was determined that all tile on the small lanai in F-304 needs to be removed, along with the concrete used to raise the floor. The underlying concrete will need to be ground down and rewater proof.

Additionally it was determined that in unit F-204 the sliders on the small lanai along with the header need to be removed and 2 temp wood walls erected. Once this work has been completed this will give better access to Felix, the engineer, to inspect the slab edge between F-304- and F-204.

At this time, it is known the 6 pt cables need work during today's inspection. It was found that there may be an additional 3 pt cables needing work. I will keep you all updated as we get more information. It goes without saying that this pushes our work timeline out further.

D Building Next Steps

The sequence for the D bldg. fifth-floor walkway now that it framing is completed, and county and engineer inspections have been passed, EB will proceed with cladding and waterproofing. Additional inspections follow those steps.



D Bldg. 5th floor framed (picture taken Monday morning)

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 report, and the recommendations are as stated above. This work must be done now instead of later due to the leaking.

Around the Property

Maintenance Update

Yosvany and Eddie continue with their weekly cleaning of the buildings. Yosvany has been working with Jan Johnson getting the proper plants into the proper place.

FPL Outage

As many of you know there was a complete power outage on Monday night here in Calais. When the power came back it was not full power, FPL full power comes in on 3 legs, one leg was lost so only partial power was restored. This is the reason somethings work somethings don't and most units only had power in half the unit. Power was restored on 9/15/26 at 1205pm.

Preparing for Season

Our previously announced schedule calls for pressure cleaning all Calais pavers in mid-October, mulch delivery on November 4, and winter flower delivery and planting end of Oct. are still on tract. We'll advise residents of any changes.

Landscaping

Our landscape committee continues their practice of **"The Right Plant the Right Place"**. Jan Johnson and Yosvany have been working diligently this summer to continue to make Calais the beautiful place that it is. Let's all give thanks to Jan, Yosvany and her committee for keeping Calais beautiful.

The new paver walkways have been completed and the new signage for them have been delivered. The sign for the south walkway has been installed, see picture below.



South Walkway



South Signage



North Walkway



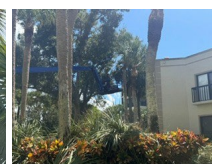
North Signage

Tree Trimming

Ruben and his crew from Green Heart Landscape continue trimming the palms and hardwood trees around property, this should be completed at the end of this week to the middle of next week



Chipper



Trimming Palms

Manager's Corner

Guests Staying While You're Away

Planning to let family or friends enjoy your Calais home while you're away? Here's a simple guide to our guest rules when you and the family members who permanently live with you are absent and your unit is not rented.

Certain family members may stay up to 15 days per visit.

Your parent, child, adult grandchild, brother, or sister—or those same relatives of your spouse—may stay in your absence. That relative's spouse and children may accompany them. These visits are limited to four occasions per calendar year, totaling no more than 60 days across all guests in this category. The limits apply to the unit, not separately to each relative.

Other guests may stay up to one week per visit. Friends and relatives outside the group listed above may stay as one family group, with no more than four people in total, including any accompanying guests. These visits are limited to two occasions per unit per calendar year.

Remember to notify the Association. Owners must provide notice of guest occupancy as required by the Association's rules and regulations. Please contact the management office for help with the notification process.

Guests planning an extended stay? If your guests plan to stay longer than three months, you will need to complete a zero-dollar lease, meaning no rent is charged. The lease must follow the Association's application procedures, pay the appropriate fees, and receive Board approval before the stay begins. Please contact the management office for assistance.

The shorter guest-stay limits outlined above still apply; guests are not automatically permitted to stay for up to three months.

Thank you for helping us keep Calais welcoming and enjoyable for everyone!

Based on Sections 12.2 and 12.3 of the Calais Declaration of Condominium.

Dates to Remember

Around September 18: Assessment charges expected to appear in AppFolio.

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

October 1: Pelican Bay rental fee increases from **\$300 to \$500**

October 1: Pelican Bay has raised its yearly fee to **\$3435.00 a year**

Mid-October: Planned pressure cleaning of Calais pavers.

End of Oct.: Expected delivery and planting of winter flowers before mulch goes down.

November 4: Scheduled mulch delivery.

November 12: Calais BOD Meeting 10:30am (Calais clubhouse / Online)

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

A Note from Rich

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.

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 Weekly more useful and enjoyable for everyone.

On another note, don't forget that I am your friendly neighborhood Notary for all your notary needs.

Don't forget to come into the office and get your emergency number, fridge/fuse box magnet

Quote of the Week

"Alone we can do so little; together we can do so much."
— Helen Keller

Riddle of the Week

Q: I'm always in front of you, but you can never see me. You can plan for me, but you can never visit me today. What am I?

Look for answer below

Thank you for reading and have a wonderful weekend, till next week!

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

A: The future

Calais Under Construction—More Project Pics



H Bldg. 1 Stack



H Bldg. 5th floor 3 stack stucco Repair



H Bldg. 5th floor 3 stack additional Stucco repairs



F Bldg. 3 stack side large lanai



F Bldg. 3 stack small lanais



F Bldg. 5 Stack



F Bldg. 5 Stack PT pockets



**F Bldg. 5 stack pt pockets and
concrete repairs**