



THE CALAIS WEEKLY

Calais at Pelican Bay • Week of 9/7/26

Good afternoon, Calais!

Here's your weekly look at what's happening around our community—from construction progress to the everyday work that keeps Calais looking its best. There are always a few moving parts, and we're here to help you keep track of them!

Construction Corner

This week's progress:

EB - Worked on the back of H building this week, closing holes from pt cable replacement, stucco wall repair and ready for paint
Stucco east side of F building wall and prep for painting next week
F-303 – Concrete repair on East side ledge of small balcony
framers here began framing on D 4th floor header, and begin framing on H-401
Wood box has been built in the small lanai of F-304 to catch debris when ceiling/floor above is chipped out for access to the pt cable bundle

What's coming next:

Once framing is completed on the D bldg. 5th floor walk county and engineer inspection will be called in, once county and engineer inspection has been completed and passed, cladding and waterproofing will be applied then additional inspections will be called in

What residents need to know:

We have found water intrusion coming into unit E-201 from the E 3rd floor catwalk. Our engineers Felix and Dyani have been looked at the issue and have recommended removal of all tile on the catwalk grind down concrete, reslope and waterproof the walkway, I am in the middle of getting bids from 3 different companies for this work. This will also need to be done to C bldg. catwalk but E is the more severe issue at this time. These are known projects that need to be done but have been put on hold due to the structural repairs being done. Unfortunately, this work needs to be done sooner than later

Please note that schedules may shift as work progresses and additional conditions are uncovered. We'll share changes affecting residents as they become available.

Around the Property

Here's what our maintenance team has been working on:

- Our maintenance team of Yosvany and Eddie are busy working on their summer projects, such as repainting the yellow safety paint around the midrise garages, cleaning all buildings, and working with landscape chair on the landscaping of Calais.
- 2 paths have been built between Calais and PB Blvd. one by A bldg. one between B and C bldg. signs are being made for each walkway.
- Our landscaper Ruben has begun to trim the palms and hard wood trees. After some bartering with Ruben and EB, Ruben and his crew have been allowed to use an EB lift to trim the trees
- We are looking to have all the pavers here at Calais pressure cleaned somewhere in the middle of Oct. mulch and winter flowers to be delivered and installed at the beginning of Nov.
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Friendly Reminder of the Week

When renting your unit please remember that the minimum lease time is 3 months, and you may do this type of lease up to 3 times a year. Any lease shorter than 3 months will be denied. While a lease is in effect the owner will be locked out of use of unit and PB amenities for duration of the lease (unless they own another unit elsewhere in PB).

Please note that PB rental fees are going up as of 10/1/26 from \$300 to \$500

Looking Ahead

- **Mid Oct. pressure washing of all pavers here at Calais**
- **Nov. 4th mulch to be delivered to property**
- **Mid Nov. winter flowers to be delivered and planted**

This Week at Calais



SIGN TO BE PUT AT PB ENTRANCE
TO EACH NEW WALKWAY

A Note from Rich

Thank you for your patience, cooperation, and continued care for our community. We know construction and maintenance can occasionally test everyone's patience—and provide a little more background percussion than anyone requested!

If you have a question or notice something that needs attention, please reach out to the management office.

Have a wonderful weekend!

Rich Meyer, LCAM

Property Manager | Notary Public

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