

THE CALAIS COURIER

CALAIS

@ Pelican Bay

all things Calais and more



ITS A GREAT DAY AT CALAIS

Editor Rich Meyer

Calais at Pelican Bay • **THE WEEK OF OCT. 5TH** • Fifth Edition

Calais @ Pelican Bay • October 2026 • Fifth Edition

Good afternoon, Calais!

Welcome to the fifth edition of The Calais Courier! I hope you've enjoyed the first four editions. You'll see a few familiar articles and reminders in this issue because some important dates and information bear repeating.

January 1, 2027, Payment Reminder

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

For owners who selected the two-payment 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.

Please contact the management office with any questions.

October Observances

- **Monday, Oct. 5** — National Apple Betty Day 🍎 and National Do Something Nice Day 😊
- **Tuesday, Oct. 6** — Mad Hatter Day 🎩 — October 6 was chosen because the Mad Hatter's hat is marked "10/6" in the classic illustration.
- **Thursday, Oct. 8** — World Octopus Day 🐙 and National Fluffernutter Day 🥪
- **Friday, Oct. 9** — National Moldy Cheese Day 🧀 — probably the strangest one of the week!

Riddle of the Week

Q: What can travel around the world while staying in one corner?

The answer can be found somewhere in this newsletter

QUOTE OF THE WEEK

"The road to success is always under construction."
- Lily Tomlin

Dates to Remember

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

October 1: Pelican Bay raised its yearly fee to \$3,435.00 a year, \$858.75 a quarter, \$286.25 a month

October 12: Planned pressure washing of Calais pavers job will take about a week to complete

October 29.: Delivery of winter flowers

October 30-31: Winter flowers to be planted

November. 4: Mulch to be delivered

Fall Back on November 1

Daylight saving time ends at 2:00 a.m. Remember to turn your clocks back one hour before going to bed on Saturday, October 31. Enjoy that extra hour of sleep.

November 12: Calais BOD Meeting 10:30 a.m.
(Calais clubhouse / Online)

October. 31: Halloween

January 1, 2027: Second \$7,500 assessment installment

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Construction Corner

EB crew was sent home early on 10/7/26 due to inclement weather

PT Pros onsite 10/6/26, 10/7/26 and 10/8/26, crew left early on 10/7/26 due to inclement weather

Building Repairs

In previous editions, I reported on stucco and painting preparations at H and D Buildings, concrete repairs at F-303, and work being done at D Building and H-401. I am pleased to report that progress continues on these projects. While work is moving forward, we do not yet have a confirmed completion date.

F Building – Post-Tension (PT) Cable Repairs



PT Pros Working on PT Cables F-205/F-305

The PT Pros team was on-site Tuesday, October 6, Wednesday, October 7, Thursday, October 8, and Friday October 9 working on the PT cable repairs involving F-204 and F-304.

One of their first priorities was to lock off three PT cables along the slab edge of F-305. However, I was informed at the last minute that the two hurricane shutters in F-205 would need to be removed before work could begin on that section of the slab. Both shutters were successfully removed on October 8, allowing the necessary PT cable work to proceed.

Now for some very encouraging news!

I received some excellent news from PT Pros and Dyani, our engineer. Based on their latest findings, it appears that **only one PT cable will need to be replaced during this stage of F Building work!** This cable was discovered during the retensioning work involving the cables between F-305 and F-205. Even better, the previously anticipated chipping and removal of concrete from the deck in F-304 will no longer be necessary.

Aside from the one cable requiring replacement, the remaining cables only need to be retensioned, with their exposed ends cleaned, treated, and then covered with concrete to complete the repairs.

This is certainly welcome news! If these findings hold true, we could see **significant cost savings for Calais**, along with a reduction in the amount of concrete removal and restoration work originally anticipated.

As always, I will continue to keep everyone informed as additional information becomes available. Although we still have work ahead of us, these developments represent a very positive step forward in our ongoing structural repairs.



F-303 small lanai



*F-304 small lanai
(note 6 PT pockets)*

D Building Repairs

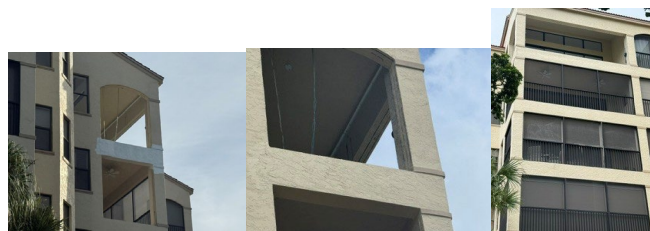
Work on the D building 5th floor header continues this week, paper-backed lath has been installed, county inspection passed, next stucco, and paint



Paper-backed lath installed 10/5/26

H Building Repairs

Repairs to H bldg. continue, H-401 repairs are completed, screens have been reinstalled. H-501 still needs the deck waterproofed before screens are reinstalled.



H Building repairs in progress; H Building primed and painted; screen walls reinstalled in H-401

Repair Updates

E and C Building Catwalks

The engineers have received the BIDS from 3 companies, EB, Spectrum and Marzucco. EB and Spectrums bids were very close to each other, Marzucco was extremely high for the same work. Felix and Dyani, after looking over bids, recommended EB to do the work. The BOD took their recommendation and has contracted with EB to do the catwalks. The E bldg. catwalk will be done ASAP, starting in about 2 weeks. The work should take about 21 days to complete (not including weekends,

holidays, and weather). The C bldg. will be done in the spring after season. EB will lock in today's price for the C bldg. As stated previously the work in E bldg. must be done as it is leaking into E-201 and E-205.

Equipment Repair Updates

F Building #1 Elevator (There has been no change to schedule listed below)

I have spoken to our elevator company (General Elevator) and the scheduled install of the jack and the piston in elevator 1 in F bldg. is set for mid-December. This schedule is subject to change dependent on the parts for the repairs being delivered on time.

D, F, and H Fire Pumps and Controllers (There has been no change to schedule listed below)

As most of you know the 3 mid-rises need fire pumps and fire pump controllers. The fire equipment is approximately 35 years old and no longer functioning as intended. As I am sure that everyone realizes the importance of having proper working fire equipment. The repairs are currently scheduled for late November or early December. Once again the schedule depends on the equipment being delivered on time.

Preparing for Season

Our previously announced schedule calls for pressure cleaning all Calais pavers starting on October 12, 1800 bags of mulch to be delivered on November 4, and winter flower delivery will be October. 29 and flower planting will be October. 30 and 31. We are still on track for all. We'll advise residents of any changes.

Tree Trimming

Tree trimming has been completed and looks great; Ruben and his team have done a wonderful job.

Maintenance Around the Property

This week along with their regular cleaning duties, Yosvany and Eddie pressure washed the entire pool deck, the upper deck, the upper deck awning and the outside of the clubhouse.



Pool Deck Being Pressure Washed

🦋 WELCOME BACK — DON'T FORGET PEST CONTROL!

As you return to Calais for season, here's one little item you may want to add to your "Welcome Back" checklist — pest control!

Calais covers pest control service for your unit through PestMax. If your unit needs to be treated, simply give PestMax a call and schedule an appointment. They will come out and treat your unit.

📞 **PestMax: 239-481-3900**

Florida may be paradise, but unfortunately, the bugs seem to think so too! 🦋

🦋 Give PestMax a call and make sure the only guests settling into your Calais home this season are the ones you actually invited! 😊

Around the Property

Bridge Lights

As I mentioned in a previous edition we have had some issues with the bridge lights, Yosvany was able to temporarily repair the one broken light. The lights we have currently on the bridge are no longer manufactured, and not available from any supplier. With that in mind it was decided to use a smaller fixture rather than the exact match.

After research Susan Garry has decided to use the same light fixtures that we have around the pool, but with brighter white light for safety.

Pool Etiquette (This etiquette is so important it bears repeating)

When you, family guests, or renters use the pool area please remember these simple rules

- 1) Put chairs, loungers, and tables back to where you found them**
- 2) Make sure you close and secure any umbrella that you have used, leaving umbrellas open can cause damage or even injury if the wind picks up and catches the open umbrellas**

DON'T LEAVE POOL AREA UNTIL THESE SIMPLE TASKS ARE TAKEN CARE OF

3) When you use the BBQ, please make sure you clean the grill when you are done (others need to use it also),
4) When BBQ cools down sufficiently please put the cover back on
5) Please make sure to clean all BBQ tools you may have used and return them for the next person

6) Please be mindful of those around you while enjoying the pool area. If you need to make or take a phone call, please feel free to do so—but please do not use your speakerphone. Your fellow residents are at the pool to relax and enjoy themselves, and, quite frankly, **no one else wants to be part of your personal conversation!** 😊

A little courtesy goes a long way toward keeping our pool area relaxing and enjoyable for everyone.

Landscaping

Our landscaping continues to stay on track to be completed before the bulk of our residents return. Flowers and mulch will be done.



CALAIS BYLAW SPOTLIGHT

WELCOME BACK TO CALAIS — THREE QUICK REMINDERS FOR SEASON

✉ .dunp's a :A

As more of our residents begin returning to Calais for season, this is a good time for a few friendly reminders from our governing documents. These are simple things that help keep Calais safe, attractive, and enjoyable for everyone.



KEEP BALCONIES & COMMON AREAS CLEAR

Our balconies and lanais are wonderful places to enjoy the Florida weather, but they aren't intended to become extra storage areas. The Calais documents state that balconies, patios, porches, walkways, elevators, hallways and stairways are to be used only for their intended purposes.

These areas should **not be used for storing bicycles or other personal property, hanging or drying clothing, outdoor cooking, or cleaning rugs and other household items.** Hallways and stairways must also remain unobstructed. [Calais Documents and Bylaws \(15\)](#)

Keeping these areas neat and clear helps maintain the appearance of our community and keeps our common areas accessible for everyone.



CHANGED YOUR LOCK? PLEASE REMEMBER THE OFFICE NEEDS A KEY

Here's another important reminder that could save everyone from a major headache during an emergency.

The Calais documents give the Association the right to access a unit when necessary for maintenance, repairs, pest control, safety matters, or to prevent or mitigate damage to other units or the common elements. The Association must retain a passkey to the units. If an owner changes or installs a lock that would prevent Association access while the unit is unoccupied, **a key must be provided to the Association.** [Calais Documents and Bylaws \(14\)](#)

This becomes especially important during situations such as a water leak or another emergency when every minute can make a difference. The documents also provide that if a key has not been supplied, the owner may be responsible for costs associated with gaining entry and damage resulting from delayed access. [Calais Documents and Bylaws \(14\)](#)



THE CALAIS RULE OF THUMB

Keep the common areas clear—and make sure Rich has a key!

TRASH CHUTE & DUMPSTER REMINDER

For residents in **C, D, E, F, and H Buildings**, please **DO NOT** place loose garbage in the dumpsters or throw loose garbage down the trash chute

All household garbage should be placed in a **securely tied garbage bag** before being disposed of. loose food and garbage can create unpleasant odors and, more importantly, attract **insects, roaches, and rodents** to our trash areas. A little extra care goes a long way toward keeping our buildings clean and pest-free.

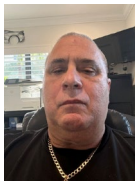
Three very simple things that can help keep Calais looking great and help us respond quickly when something goes wrong.

BAG IT • TIE IT • CHUTE IT!

Thank you for helping us keep Calais clean

LOOK FOR MORE RELATED STORIES

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. If you see something around the property that you feel would interest everyone in the community, please take note and let me know. I can include it in future editions of the Courier.

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.

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.

Thank you for reading and have a wonderful weekend. Until next week!

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

Calais BOD Meeting Thursday 11/12/26 @10:30 a.m.

Join: [CLICK HERE TO JOIN](#)

Meeting ID: 253 113 413 964 287

Passcode: xf68g8hH

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 323-618-1970,,989612951#](#) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 989 612 951#

All Pavers here at Calais will be pressure-washed beginning on this Monday 10/12/26, this should take about 7 days to complete

WEATHER PERMITTING!!!

Process will begin at the SOUTH end of the property (By A & H Bldg.) and move NORTH.

Please remove vehicles from pavers during this cleaning process. I will keep you all up to date daily on the expected location

Any questions please contact Rich at the Office 566-3320 or 784-9680

Thank You for your assistance.