

# THE CALAIS COURIER

## CALAIS



@ Pelican Bay

all things Calais and more

### ITS A GREAT DAY AT CALAIS

Editor Rich Meyer

*Calais at Pelican Bay • September 2026 • Fourth Edition*

#### Good afternoon, Calais

Welcome to the 4<sup>th</sup> edition of The Calais Courier! Edition four is here. I hope you all have enjoyed the first 3 editions. In this edition you will find some articles/reminders are the same as before, as they are very important dates to remember.

#### 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.

Please contact the management office with any questions.

#### September Observances

**Thu, Oct 1:** International Day of Older Persons and International Coffee Day. [United Nations](#) · [International Coffee Organization](#)

**Fri, Oct 2:** World Smile Day, held on the first Friday in October. [Harvey Ball World Smile Foundation](#)

#### Riddle of the Week

**Q:** I have dates but no calendar, a crown but no kingdom, and arms that offer shade. What am I?

*Answer can be found somewhere in this newsletter*

#### Quote of the Week

“Well done is better than well said.”

— Benjamin Franklin

#### Dates to Remember

**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, \$858.75 a quarter, \$286.25 a month

**October 12:** Planned pressure cleaning of Calais pavers will take about a week to complete

**Oct 29.:** Delivery and planting of winter flowers before mulch goes down.

**Nov. 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 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.

#### Inside This Edition

Construction Corner • pages 2–3

Repair and Equipment Updates • page 2

Around the Property • page 2

Landscaping • page 2-3

Manager's Corner • page 4

From Rich's Desk • page 4

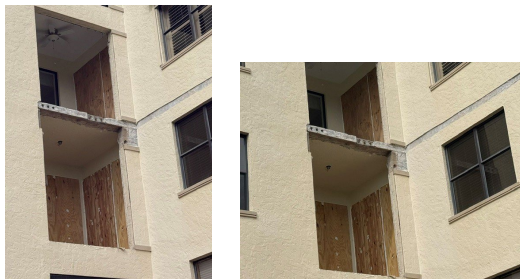
## Construction Corner

EB workers didn't work on 9/29/26 and sent home early due to weather conditions on 10/1/26 (Rain., heavy at times)

### Building Repairs

In our previous editions, we reported stucco and painting preparations at H and F Buildings, concrete repairs at F-303, framing at D Building and H-401, I am pleased to tell you things are moving along but we do not have a completion date as of yet.

In F-204, the 2 temporary wood walls were built on 9/23/26, sliders removed from small lanai 9/25/26 and on 9/30/26 the header was removed from the small lanai. With all this said and done our engineers will be out to do another inspection and provide us and EB the best course of action for repairs.



*F-204 Small Lanai Header Removed*

Six post-tension cables are known to need work. During the inspection, it was found that three additional cables may also need work. If the PT cables that run east to west and come out on the edge of the 3<sup>rd</sup> floor walkway scaffolding will need to be built in order to do the repair as the lifts have no way of getting into that area. I will keep everyone updated as we learn more. These findings push the work timeline out further.

### D Building Repairs

Work on the D building 5th floor header continues this week, waterproofing has been applied, next step will be stucco



*D Building fifth-floor waterproofing • September 25, 202*

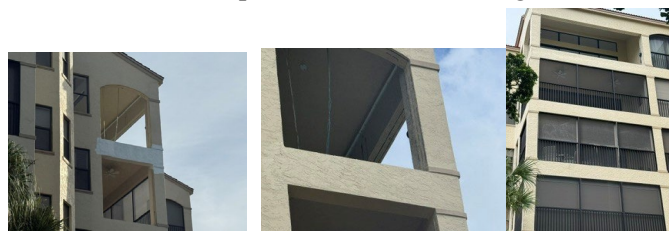
Jamie Dietz and his crew have completed the tile replacement in front of from the D-502



*Completed Tile Repair in front of D-502*

### H Building Repairs

Repairs to H bldg. continue, scratch coat of stucco was applied last week, and this week the final layer of stucco is being installed on header of H-401. Primer was applied to H-401 header, and it was painted to match our building. Now that stucco and paint are completed, screens have been put back in H-401 10/1/26 and 10/2/26. H-501 still needs the deck waterproofed before screens go back in..



*H Building repairs in progress H Building Primed and Painted, screen walls reinstalled in H-401*

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

Our engineers Felix and Dyani have speeded the job and the bid form has been sent to EB, Marzucco, Spectrum, and McDaniels, bids are due into the engineers by 10/2/26.

I will keep you all updated as this bidding process progresses. We are working on getting this work done as soon as possible.

## Equipment Updates

### F Building #1 Elevator

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

As most of you know the 3 mid-rises need fire pumps and fire pump controllers. The fire equipment is 35 years of age and not functioning the way it is supposed to. as I am sure that everyone realizes the importance of having proper working fire equipment. Currently the scheduled date of the repairs is scheduled for the end of Nov. beginning of Dec. once again it depends on the equipment being delivered on time

### 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.

I have received 3 bids for this work so far, 1 from Marzucco contracting and one from Spectrum contracting, and the 3rd from EB. . I have reached out to McDaniels construction for a 4th bid on this work. Our engineers Felix and Dyani are looking at the bids and specing the job, so all bids compare apples to apples and oranges to oranges.

I will keep you all updated as this bidding process progresses. We are working on getting this work done as soon as possible.

## Preparing for Season

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

### Tree Trimming

The tree trimming commenced this week at the back of Calais between Calais and the golf course. This work should take about a week.



*Tree Trimming Back of Calais*

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. Eddie continues to clean and keep Calais beautiful.

## Around the Property

### Pool Etiquette

**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**

## 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. And it is working quite well I may add.

The winter flowers have been ordered and Jan and team have made some beautiful choices of colors for this year, wait till you see them. I think you will be just as impressed as I am.

🌳 A date palm tree 🌴

## Manager's Corner

### 🔨 HAMMERS, DRILLS & DEMO... OH MY!

#### A Reminder About Remodeling at Calais

Planning to give your Calais home a little facelift? New floors, a remodeled kitchen, updated bathrooms, or another improvement can certainly make your home feel brand new—but before the hammer starts swinging, make sure you know the rules!

Under the Calais governing documents, **material alterations, substantial additions, exterior-visible modifications, and work affecting common or limited common elements require prior written approval from the Board of Directors.** Hard-surface flooring, such as tile, marble, or wood, may also require approval and proper sound-absorbing underlayment.

And please remember **before any loud construction work may begin, a 48-hour noise notice must be posted on the building bulletin board**, so your neighbors have advance notice of the upcoming work. A little advance warning goes a long way in keeping everyone informed—and keeping the peace!

All contractors must be **properly licensed and fully insured**, and owners are responsible for any damage their construction causes to the building, common elements, or neighboring units. Owners also remain responsible for the future maintenance, repair, replacement, and, if necessary, removal of improvements they install.

Simple interior decorating—painting, wallpaper, window treatments, furnishings, and similar cosmetic changes—is generally the owner's responsibility.

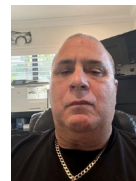


#### The Calais Rule of Thumb:

*Before you demo, make sure you know!* If you're unsure whether your project needs approval, stop by or contact Rich in the Management Office **before work begins**. A quick conversation beforehand can save a lot of

headaches—and possibly a lot of money—later! All requests for remodel forms are available on the Calais website in the Document section, or get them from Rich

## 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 all residents If you have your front door lock changed or re-keyed you must bring me a copy of the new key. I must maintain the key to every unit in case of emergencies.

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, till next week!

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

## Look Back (Do you Remember?)

4 years ago, this week Hurricane Ian hit SW Florida and flooded Calais 9/28/26



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

**Process will begin on the SOUTH end of the property (A & H Bldg.) and move north.**

**Please remove vehicles from pavers during this cleaning process.**

**Any questions please contact Rich at the Office 566-3320 or 784-9680 Thank You for your assistance.**