

Emerald Shores Condominium Association Inc.

c/o A&M Management Partners Company

AandMmgmt.com

Jackiehammgmt@gmail.com

July 30, 2026

Dear Fellow Owners:

At our last Board meeting there was a discussion regarding our pool equipment and its maintenance. Within the past year the pool's three major components, the pool heater, the pool filter and the pool circulation pump, were replaced. We now have the pool operating normally.

We do not have on-site management, and we contract for building maintenance on a bi-weekly basis. Our separate pool maintenance contract is for service twice a week. As you can see, there is no one constantly watching the pool. Your Board is asking all owners/residents to help in monitoring the pool and letting management and the Board know when it needs attention.

The pool is not equipped to automatically turn on the water when the level is getting too low. If you are walking by and notice this has happened, please put the hose located by the shower into the pool, turn it on and add an hour or so of water -- remember to turn it off also!

Occasionally we get a lot of leaves and debris blown into the pool. The skimmer system does a fair job of collecting it to a certain point, but once the skimmer inlets are clogged, they need to be emptied. A lot of leaves on the surface of the pool near the skimmer entry points is a good indicator that attention is needed. The openings to the skimmers are in the pool deck and easy to access. Please empty the skimmers!

If the machinery is making funny sounds, notify the management company immediately.

Your awareness and attention to potential problems will be greatly appreciated and will extend the life of our very expensive pool equipment.

Thank you all for your assistance.

Irv Williams

President, Emerald Shores Condominium Association