



Newsletter
Fall 2020

Welcome Back Cottagers!



President's Message



Kiki Scovel

I spent most of the summer enjoying time with my son and family in Chapel Hill, NC and I can now attest that it is just as hot and humid in North Carolina as it is here—and sometimes even hotter! In our little world of Pelican Landing it has been a good summer. With regard to covid-19, cases are down and people are used to wearing masks and using hand sanitizer as they move about in public spaces.

A big thank you goes out to Joe and Dennis who supervised the major project of paving our lane this summer with all its time consuming last minute changes. The road looks great. To the residents who were here and had to readjust their schedules without much notice--thank you for your patience and cooperation.

The rainy season was a bit delayed, but we have more than made up for it with over 9" received this month and daily rain showers continuing. We have a few more tropical weeks to go before cooler temperatures arrive. Green Acres will be laying new mulch in October. If you need extra mulch around your sides or back please email Steve K. as early as possible at greenacressteve@aol.com so he can bring the mulch when he does the front and common areas. The cost is the same as last year at \$4.50/bag.

This Fall the Board is looking at two issues: the option of taking over roof cleaning and needed west side irrigation replacement. Please read the articles in this issue for the details. The update of the governing documents is on track and we should have a draft for you all to review later this Fall.

I regret to tell you that due continued covid-19 restrictions we will not be hosting our annual welcome back social at the gazebo. We are looking at some safe alternatives so we can reconnect with neighbors and friends. In the meantime stay healthy, travel safely, and I look forward to seeing you in The Cottages.

Kiki

Roof-A-Cide

For the past few months the Cottages Board of Directors has been discussing whether the Board should undertake the responsibility of cleaning the roofs in The Cottages on a regular schedule. As you are undoubtedly aware, Florida's climate provides the perfect environment for the growth of molds, algae, and other undesirable fungi on the roofs. In addition to looking bad, these contaminants can actually damage the life of cement roof tiles and rot the fascia boards. Our roofs require a cleaning every few years to stay in compliance with Pelican Landing and Cottages covenants. The cost per roof is much less when contracted for 41 homes.

The Board received bids on applying a preventative algicide treatment from 5 contractors. The bids ranged from \$561 to \$385 per home. Coastal Painting (www.coastalpaintingcompany.com) has been treating the roofs in Pinewater for several years and Pinewater is very happy with the results. Working with Kevin Ingledue of Resort Management we worked down the bid to \$315. CP uses a long lasting guaranteed algicide treatment that is applied on a 2 year schedule. It is EPA approved, environmentally safe and will not damage plants or wildlife. Because the growth is prevented up front, no power washing is required once the algicide is applied to a clean roof. The treatment is sprayed on and this limits the walking on the roof. Each roof is videotaped by drone both before and after to ensure tiles are not damaged.

The cost per home is \$315.00 which would be covered by a reserve fund and add \$40 to the quarterly assessment. If we go with this option, we ask that residents continue to keep their roofs clean until the algicide plan is implemented. Residents who have dirty roofs at the time of first treatment would be notified, have their roof washed by Coastal, and be charged separately by Resort Management. Roof washing would be a one-time only charge to the homeowner.

The Board will like to vote on this option at our October 14th meeting with the intention to start the treatment in late Spring 2021. This would allow our 2021 budget to include a roof cleaning reserve.

***The Board would appreciate your feedback before the vote.
Our emails are below. Thank you!***

Kiki Scovel, President cgscovel@gmail.com
Dennis Lowe, Treasurer dennislowe@icloud.com

Roof-A-Cide

Used by Pinewater Place

EPA approved solution

Two(2) year Warranty

Will not harm plants, pets or people

Quotes from 5 contractors

Quote is \$315.00 per unit for 41 units

Roofs would be done every 2 years

No more dirty roof warning letters



Drone used for monitoring and documentation process.



Landscaping Enhancement

Additional plants were installed along the left side of the Cottages entry to enhance and complete a continuous overall flow.



Steve Kubicsek



*New
crinium
lillies for
East Island*



Oaks trimmed, palms & mulch later

Oaks have been trimmed. Palms will be trimmed and mulch will be applied later in the fall.



Maintenance News

Olde Cottage Lane gets a face lift



Joe Sidoti
Secretary/
Maintenance

After schedule changes and rain delays Olde Cottage Lane has finally been re-paved with 1.5 inches of new surface. The process involved grinding up the old, cracked surface, sweeping, applying a binder coat, laying down the new pavement and rolling to a finished surface. Thanks to the residents that were here during this project for your patience. This project cost approximately \$35,000 which was funded out of the Road Reserve account. SPS Paving indicated that this is the second time our road has been repaved. The next time will require complete tear out and a new road.



Grinding



1.5 inches of new surface



Laying new asphalt



Rolling new asphalt

Finally the lights are on!

Our landscape lighting on the center entry island kept tripping a circuit breaker after heavy rains. For months members of the board have been resetting the breaker to get the lights working. The board worked with several different electricians who were all baffled and tried several things with no success. Finally an electrician took apart the power outlet and found that it was leaking. An old, weak breaker was replaced with a new one. A new breaker box which was leaking will also be replaced.



Finances



Dennis Lowe
Treasurer

Development of our 2021 budget will begin with a preliminary draft being presented at the October Board meeting. The proposed budget & meeting notice will be mailed on October 30th. The final budget will be voted on at the November meeting.

2021 Budget Development

2020			2021	
October	November	December	January	February
 Preliminary Budget Oct. 14 10:00 am	 Budget draft approval Nov. 11 10:00 am	 Board meeting Dec. 9 10:00 am	 Budget revisions (if necessary) Jan. 13 10:00 am	 Annual Meeting Wednesday Feb. 10, 2021 5:00 pm Community



New entry flowers



Dan Geist
President
Bradford Solutions

Irrigation sprinkler timers

The Cottages east and west side homes were built at different times. As a result the sprinkler timing controls for the east and west irrigation sprinklers are different. The 17 homes on the west are controlled by one central controller that programs the individual zone valves. On the east side each home has its own timer control box.



Times are set so that each house waters in a sequence in order to maintain sufficient water pressure.

Our irrigation is controlled by the Cottages HOA. Please do not touch or change your irrigation controller. They were turned over to the HOA years ago and the HOA pays for the maintenance, replacement and programming of the watering times. All controllers are set by Dan Geist (Bradford Irrigation) our irrigation specialist and checked every other month. Dan will sometimes vary the watering times to take advantage of periods with higher water pressure. Bradford generally alters slightly the watering times to reflect seasonal water needs. Sometimes they are required to reduce watering during restrictions mandated by The Water Management District.

Gazebo socials will not be scheduled until the threat of the Covid-19 virus has been sufficiently reduced.



Broken Wires

Proposed Irrigation Wiring Solution

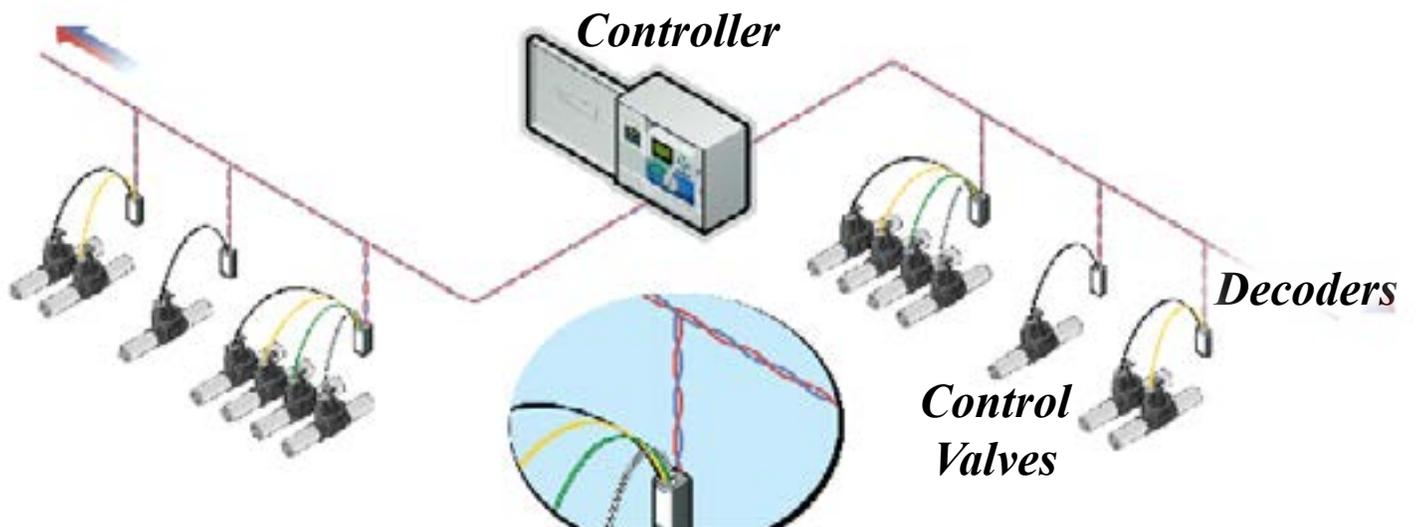
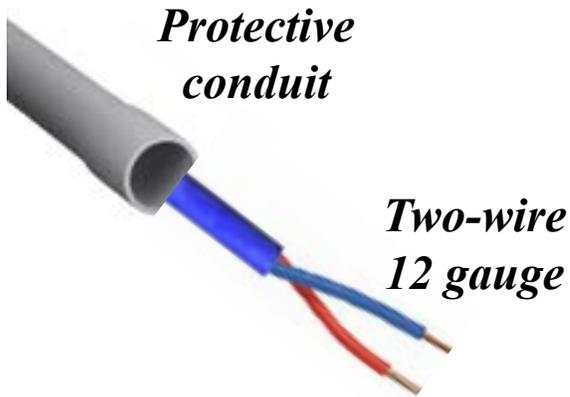
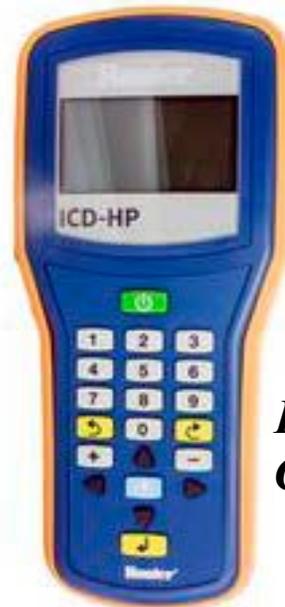
The Cottages irrigation system is old and wiring failures have become more frequent. The current wires were buried in the ground unprotected. The West side wires are a thinner gauge single wire that has become more brittle over time. On the west side 6 of the 18 (33%) control valves have had recent failures. Five zones could not be hard wired and had to use a battery system that is expensive, time consuming to re-program and prone to frequent failure.

Dan Geist, Bradford Irrigation, has made a proposal for a solution that uses a two-wire system with heavier 12-gauge wire that would be enclosed in electrical conduit. Decoders are attached to each valve to identify each valve and enable easy control of each watering zone. Real time flow monitoring enables easier detection and location of main line leaks. Seven lightning rods would be located throughout the system to reduce electrical surge damage. A decoder programmer enables programming, testing and diagnosing.

Digging the trench and burying the wire in the in electrical conduit will be very labor intensive. Dan Geist is investigating an alternative process called directional drilling. This proposal is being evaluated.

Temporary battery timer





Cottages 2020 - 2021 Board Meetings

*Board Meetings 10:00 am 2nd Wednesday of each month
PL Community Center*

2020	Date		Agenda Items
	September	9	
	October	14	
	November	11	
	December	9	

2021	January	13	
	February	10	Annual Meeting (4:00 pm set-up) at Community Center 5:00 - meeting 6:00 - Social at Community Center
	March	10	
	April	14	
	May	12	
	June	9	No meetings scheduled
	July	14	
	August	11	
	September	8	
	October	13	
	November	10	
	December	8	

2020 - 2021 Property Walk-Arounds

Walk-Around 10:00 am 1st Friday of each month ; meet at Gazebo

2020	September	4	Walk-around
	October	2	Walk-around
	November	6	Walk-around
	December	4	Walk-around
2021	January	1	Walk-around
	February	5	Walk-around
	March	5	Walk-around
	April	2	Walk-around
	May	7	Walk-around
	June	4	Walk-around

SUMMER FLOWERS BLOOM



LANDSCAPING WALK-AROUNDS ¹⁷

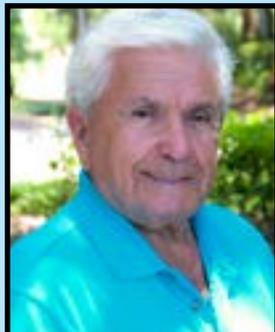
Kiki Scovel, Steve Kubicsek and Dan Geist inspect a sod problem area during the September walk-around.



2020 Cottages Board



Kiki Scovel
President
Landscaping



Joe Sidoti
Secretary
Maintenance



Dennis Lowe
Treasurer
Newsletter



Kevin Ingledue
Resort
Management



Travel safely

