



## January 2025 Newsletter

Greetings Barrington neighbors!

It's hard to believe that we are almost at the end of January and even harder to believe these cool Florida temperatures! The good news is the cool January weather didn't dampen our community spirits 🍊

And speaking of the cooler weather, a downstream impact is what it does to our local wildlife. This past week, a couple of our owners had palm rats seek warmth in the engines of their cars. And while the rats were keeping warm, they were also gnawing through important wiring which resulted in costly car repairs. Apparently, a simple solution to this is to sprinkle Tomcat cinnamon or apply peppermint spray under the hood of your car to scare away these pesky critters. Hopefully we have seen the last of this cold weather!

And now on to a community update:

### **Board Meeting Information**

The next board meeting is February 19, 2025 @ 4:00 pm via the Microsoft Teams

Our Board Agenda is posted in the "Board Message Box" at the clubhouse as well as on our website. The agenda is also located on our website in the Important Notices & News icon on our landing page. Owner access into the board meeting can be done by simply clicking on the "Join the Meeting Now" located at the bottom of the online agenda.

As a reminder, our Annual Meeting is scheduled for:

March 4, 2025

Pelican Bay Community Centre

Hammock Room

4:00 pm

In the next couple of days, all owners will be receiving the second NOTICE OF ANNUAL MEETING communication (sent by email or USPS as selected). If received by email, please print off the letter and attachments and follow the instructions on how to complete and return the documents to Seacrest Southwest. If received by USPS, the same document completion and return instructions apply.

If you have additional questions regarding completion and returning of the documents, please reach out to Sandy Hagedorn at 239-261-3440 or via email at [shagedorn@swpropmgt.com](mailto:shagedorn@swpropmgt.com)

## **Barrington Social Events**

Our Welcome Back to Barrington party took place on January 19. Despite the cool temperatures and a brief shower, it didn't dampen our party spirits! There were approximately 50 attendees at the party and here are some pictures for your viewing pleasure.



## **Our February Community Event schedule is:**

February 9, 2025

Super Bowl Party

Community Clubhouse

6:00 pm

Pizza and dessert provided

Bring your own: drink, snack, appetizer

Poster with more info in the bulletin board at the clubhouse

February 15, 2025

Annual BBQ Fest

Community Clubhouse

5:00 pm

Catered by the Black Eyed Pig

Ribs, Pulled Pork, Brisket

\$20/person

Sign-up sheet for attendance and appetizers, salad or dessert contribution located in bulletin board at the clubhouse

## **Property Update**

It has been a busy month with a few unexpected property maintenance repairs requiring our attention.

### **Waterscape...**

Since my update in December, an important motor that controls the pump at the furthest end of our waterscape stopped working and needed to be replaced. We obtained a couple of quotes and ended up spending \$4300 to have this repaired.

We identified several water leaks throughout our waterscape which will be temporarily fixed while we continue to finalize the selection of the contractor for the full waterscape structure repairs. We are hoping to commence this extensive structural repair in April 2025. These repairs were previously identified and provisioned for from our reserve funds.

### **Landscape...**

On a daily walk around, we noticed that water was gushing into the waterscape from under one of the decorative rock formations. On closer investigation it was determined there was a major landscape irrigation pipe break. Unfortunately, the burst pipe ran under the waterscape and that's why the irrigation water was flowing into the waterscape. We quickly engaged a contractor to come and fix the broken irrigation pipe which ended up being quite complicated due to the location of the broken pipes. The cost for this repair was \$7200.

The landscape committee also noticed that several tall Areca palms along our border wall (that divides our property from Hwy 41) that were looking very unhealthy. We have since learned that these palms have contracted an invasive and untreatable fungus called Ganoderma. Unfortunately, this means that all the infected palms need to be removed. This fungus also infects the dirt and as a result, we will not be able to plant replacement palms as it will only result in a reinfection. We will resolve this as follows:

Phase 1: careful removal of all infected palm trees. We are obtaining quotes for this activity

Phase 2: work with landscape contractor to select a non-Palm replacement tree/shrub species.

We will obtain quotes for this as well

We continue to closely monitor property Ficus hedge that runs along Pelican Bay Blvd and Oakmont Parkway. It is becoming evident that the existing hedge is not coming back after the last two hurricanes and will need to be replaced. The landscape committee and board have been sourcing replacement solutions which will also require review and approval from the Pelican Bay Landscape Design Committee. We are hopeful to start this project as soon as we obtain all necessary approvals.

### **Building Maintenance...**

#### **Dryer Vent Cleaning**

When: March 5 & 6

Condo Access Information:

Trained professionals from Lint Out will perform this mandatory dryer vent lint cleaning activity.

Owners and renters will need to provide access to these professionals to complete this maintenance activity. We will be emailing and posting information and a building schedule at the clubhouse for the roll out of this activity shortly. Dryer vent cleaning takes approximately 15-20 minutes per unit to complete. Stay tuned, more details to come!

USPS mailboxes for large parcel deliveries are located at the clubhouse beside the regular mailboxes. These boxes are used by our USPS mail delivery agent when an owner is receiving a package that can't fit in the regular mailbox. Because we do not have many large mailboxes, it is important that these large mailboxes are cleared quickly so that they can be put back into circulation for other owner deliveries. If you are expecting a large package delivery through USPS mail, please check your mailbox daily until you receive your package.

We are at that time of year when external parking spaces are at a premium. Please apply "good neighbor" best efforts to park your car inside your garage so visiting friends, guests and family can park in one of the external parking spaces.

For your safety and security, the Collier County Sheriff Department is strongly encouraging Pelican Bay residents to keep all doors and access into condos always locked. They also strongly encourage that the car doors be always locked, even when they are in your garage. I encourage us all to be mindful and watchful as it relates to our community. Please look at the Collier County Sheriff Office website to learn more on how to identify and report various levels of crime or criminal activity.

[www.colliersheriff.org](http://www.colliersheriff.org)

911 emergency calls

239-252-9300 non-emergency

### **In Closing**

The Board and committees continue to proactively identify, prioritize and address property maintenance issues. As outlined above, we are currently experiencing several costly property maintenance repairs brought on by ageing infrastructure, mature landscape and changes to weather and climate – each impacting our property in different ways.

You have my commitment that we will provide you with regular updates on the progress of our property repairs. And if you have any questions, please do not hesitate to reach out to me or our property manager.

Onwards and Upwards!

Carol Ferguson  
Board President