

Soundings

THE STRATFORD AT PELICAN BAY



JULY 2013

The Stratford at Pelican Bay

5601 Turtle Bay Dr.
Naples, FL 34108

SAVE THESE DATES!

- **Board of Directors Meeting**
October 9th @ 9:30am
- **Long Range Planning Committee Meetings**
TBD

INDIVIDUAL HIGHLIGHTS:

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From the Manager's Desk

The rainy season greeted us early this year with the first named storm glancing off Naples the first week of June. Tropical Storm Andrea did a good job of rinsing down the dust on our construction project with a week's worth of rain. Other than having to hold up on some of the outside work, we escaped the event without any major problems.

Progress on the Phase 2-3 project is steady and we still remain on schedule. The contractors are now working the site portion of the job hard and have started building the new fountain and sign in the entry island. Advancements with underground piping and establishing the new pool equipment pad are now underway. The erection of the stacked block planter walls are the next item to complete forming the perimeter of the elevated pool area.

Inside the building, we await the shipment and installation of the exterior windows and doors in early July. Once the windows are in place, the final finishes inside can be started. We also look forward to the new concrete curbs, asphalt replacement and brick for the driveways later in the summer. Once these items are in place we will then be able to see how well our "drainage improvement piping" is functioning.

Our maintenance staff is now concentrating on some of their summer projects which include replacing over 300' of hand rail on the boardwalk, repainting the boardwalk gate, refinishing the service area and getting back on the much needed stairwell painting.

As always we will continue to monitor weather patterns over the summer. If a threat of severe weather comes upon our area, you will be contacted as quickly as possible concerning issues with the building and your unit. In the meantime, have a safe and enjoyable summer.

Sincerely,

Clayton D. Lietz CAM
General Manager, The Stratford at Pelican Bay

Reminder

The office will be closed on July 4th in observance of Independence Day.

Be safe and enjoy!



The President's Letter (#40) Elevator Update

As many of you know from having experienced elevator problems such as missed floors, leveling issues, slow service or even temporary entrapments over the past year or so it is time we addressed our elevator system. Our goal at The Stratford is to update and enhance the building. With the Phase 2 & 3 renovation the building will become a first class building in Form, leaving only the Function portion to improve. As many of you know from experience, our elevators are now over 30 years old and while they have undergone an upgrade in the past, the building did not get the performance improvement it was looking for.

As a bit of history, the Stratford was originally designed to have three elevators that would run at a speed of 350 FPM (feet per minute), which was and is still the standard speed for an elevator system for a 20 to 30 story building. For some reason (one can only assume to save money) the building was supplied with an elevator system that ran at only 200 FPM which is 43% slower than standard. So that began our history of slower than expected service. Then approximately 12 years ago the building authorized an upgrade of the original elevator system, which included increasing the speed to 350 FPM along with new electronic controls. However, the company (now out of business) that installed the upgrade did not include properly sized machines, motors or mechanical upgrades capable of performing at 350 FPM. They simply reused the original slower machines, motors and sheaves and tried to make them run faster.

When (geared) machines and motors are ran at a faster speed than they are engineered a couple of problems occur. The main problem is there is much more wear and tear on the machines and motors, which shortens their life and increases their maintenance issues. This is the single reason why every elevator company we talked to would not include our worn out machines in any of their maintenance contracts. This forced the building to take a hard look at the problems with our current elevator system. The cost of our Maintenance Contract, which expired in April, was going to escalate dramatically if we did nothing. Secondly, the motors that drive the machines had to run at a higher speed and the sheaves that guide the cables were undersized for the higher speed causing the cables to be over stretched and damaged. All in all the previous upgrade was analogous to running your hair dryer on 220 volts in lieu of 110. It runs faster for a while then the motor burns up or in the case of our elevators wears out faster. So effectively the upgrade was an upgrade of the electrical portion of the elevator system leaving the mechanical portion unable to keep up.

Like the human body an elevator system has Mechanical equipment (muscles) and Electrical equipment (Brains or Nerves). The mechanical equipment typically wears out first since it makes up all of the moving parts of the elevator system. The typical life of the machine (gears), cables, governor, and door equipment is 20 to 30 years depending on the quality of the maintenance. The Electrical equipment is made up of the controller (logic/computer that tells the elevator what to do) and the power controller, which converts the AC current to DC, which allows for better control of the elevators speed and function. This equipment can last as long as 30 years.

In our case the mechanical equipment is worn out and that is why we are having slow elevators, entrapments, and poor performance. The electrical equipment is functional but only in the sense that Windows 98 compares to Windows 7 functional, but way out of date. The electrical system has its problems as well, causing missed floors, faults and slows leveling. The old logic (computer) cannot read the magnetic tape in the hoist-way fast enough to level at the floors properly and rapidly. Meaning it works but is very inefficient. So effectively we have a mechanically worn out elevator system operating on a very old and dated electrical system.

The options to update our system were as follows:

- Spend \$100,000 to only upgrade our mechanical system (machines, motors and cables) leaving our system to perform only slightly better than it does today. It will still level slowly, miss floors once in a while and have faults. Passengers will see no real improvement in speed or waiting time and the building will have spent \$100,000.

This would be like “kicking the can down the road”. This decision would only extend the life for a limited number of years, before having to be replaced.

- Spend \$294,000 to upgrade both our mechanical and electrical systems which will be a complete modernization of our elevator system to go with our Phase 2 & 3 renovation. This replaces the entire elevator system (except for the cars and doors) giving us a new elevator system that will be a 30 year solution. This new system improves speed 43% so performance is improved and waiting time is reduced. The new logic can implement current technology, which eliminates all previously mentioned problems and improves floor leveling speed so you will arrive at your floors faster with no missed floors or leveling issues to trip over. With all equipment being new the five year maintenance contract/agreement is \$30,000 less than with the current system. This will be a first class upgrade that passengers will notice.

The Board decided rather than to spend \$100,000 and continue dealing with elevator problems that would only be growing and more frequent, we need to modernize the entire elevator system to match the upgrades to our building renovation. The Board secured proposals from four different elevator manufacturers, Kone, Thyssen, Schindler and Taylor. The pricing ranged from \$294,000 to \$389,000. Three of the four vendors were global manufacturers offering state of the art equipment and one was a local company that offers generic equipment. We chose Thyssen a global elevator manufacturer since they offered state of the art logic control and equipment as well as better maintenance contract pricing. With this new system we will be able to not only improve the operation of our elevator system but also add additional functionality like being able to run a three car group including the service car to improve in-season traffic service (reduce waiting time). The new system includes encoders rather than selector tapes and eliminates mechanical leveling vanes in the hoist way. This allows the controller (computer) to know exactly where the cars are in the hoist way without mechanical feedback – much better technology.

We will also add a lobby level reverse door opening to the “service elevator car” so we will for the first time be able to have emergency stretcher service available from the lobby side of the elevators in lieu of going through the garage for emergency service. This has been a real problem after hours and is a safety issue that has now been addressed.

Finally, we are all interested in improving our building but just as interested in how we will pay for this addition and when it will be complete. While this is a separate project from the Phase 2 & 3 renovation, we have negotiated with Wells Fargo Bank to provide an increase to our existing loan that will allow the elevator cost to be paid over seven years.

The Board has forecasted its future expenditures and believes that the elevator project will not result in increased assessments for 2014. A detailed Reserve Study is required by state law every five years and has just been finalized. It indicates that a lower Reserve contribution is required by the Association, going forward. This reduction cost together with less than budgeted wind insurance premiums should create enough savings to fund the elevator project for 2014. We are optimistic that any 2014 budgeted assessment increases will be limited to inflationary impact to operating costs. As far as when the new elevator system construction will be complete, it will be complete by November of this year.

So when most of you return this Fall you will not only be coming back to a beautifully renovated Lobby, Mezzanine, Social room and Pool area but also a new elevator system that will make you stop thinking about how slow and laborious they operate. A good elevator system is one that performs like clockwork, quietly, reliably and dependably.

Sincerely,

Kirk Feuerbach, President

Things you should know.....

AED (Automatic External Defibrillator)

A reminder that there is an AED installed in the lobby across from the Passenger Elevators. The names of the staff and Stratford residents trained in CPR and how to operate the device are inside the AED container. All participants are recertified every two years.

Phone Entry

When you have visitors at the front entry phone, press **6** on your phone to allow them access into the building. If you change your number or want to add a number to the directory, please contact the office and we will set it up for you.

Owner Emergency Contact Form

Just a gentle reminder.... don't forget to fill out your emergency contact form and return it to the office. This information will be retained in a confidential file for the sole use of the Management and Board of Directors in the event of an emergency situation concerning yourself or your unit.

Hurricane Season

The season is upon us, don't forget; have a plan and be prepared.



Important Numbers:

Collier County Emergency Management:
239.252.3600

The Sheriff's Office Non-Emergency Hotline
239.252.9300

Welcome New Owners

New Owners at The Stratford

Phillip Poznanski & David Baldwin Unit 202

Phil Poznanski and David Baldwin reside in Chicago. Phil and David are both native Chicagoans. David works as an administrator for a charter school network and Phil is the Director of Product Management for a technology company in the Chicago suburbs.

They live in the Little Italy neighborhood of Chicago and enjoy going to the many Italian restaurants in the area.

Phil and David have been coming to Naples and Pelican Bay for the last 9 years. Both enjoy biking, golfing and swimming. The Naples area has always attracted them and they especially enjoy the beautiful beaches of Pelican Bay. They are very happy to be able to call Naples their second home.

Both are looking forward to spending more time in the beautiful Naples sunshine and meeting their new neighbors at the Stratford.

Linda B. Blackburn Unit 203

I've moved here from Hampton Virginia, trading my family home for the convenience and lifestyle of condo living. I'll be here year-round, and look forward to meeting as many of my neighbors as possible. Although I'm currently 'retired', having left my last job a few years ago as Chief Patent Counsel at NASA's Langley Research Center, I keep my law license active just in case I decide to work again. So far, I'm enjoying retirement too much for that to happen.

I'm fortunate to have a terrific family that includes six children and 4 grandchildren - all of which live in Virginia, Ohio and Alabama. Also, two of my three fantastic sisters live right here in Pelican Bay, so I'm sure you'll see them around occasionally, since we're often together finding new and interesting things to do in Southwest Florida. Thank you to everyone who has already made me feel so welcome! To those who I haven't met yet, please feel free to stop by and say Hello!

Visit The Stratford website for information such as meetings, reports and social events. If you need any help accessing the website or need your password please call the Management Office at 239-597-3501.

You May View The Phase II & III Brochure in The Resident Only Section

www.stratfordpb.com

Long Range Planning Committee

The Latest News and Events from your LRPC

The construction activity is moving rapidly towards “building enclosure” which is very important at this rainy season time in Florida. The metal stud framing and ceiling framing is almost complete as is the plumbing, air conditioning and the electrical work. The newer lighter bronze window frames are in town and being assembled by our window supplier. The glass arrives early next week and will be installed immediately upon receipt. That will get our front entry weathered in and allow us to start installing drywall in that area of the building. The windows for the Stratford Room and pool area are coming the next week so we can enclose the rest of the building. We also added a new service elevator door opening in the lobby to give emergency medical people much easier access if needed. The inside of the building is well ahead of schedule.

The pool is moving along, but was set back by the gutter drain system that had to be replaced because of leaking pipes. Something we hadn't counted on in the budget or schedule. However, that is now complete and backfilled so that we have access for the retaining wall people. They will start, this week, installing a block wall system around the pool to keep the earth in place and give us a much larger pool deck and landscape area. As you can see from the photos, the foundations are in for the spa and water wall and they look great. The pool filtering equipment is off-site being refurbished and will be reinstalled at a later date. The pavers and ceramic tile for the pool deck and water wall and spa have been ordered and will be here as needed.

As you can also see from the photos the exciting new fountain is nicely underway. This has an endless pool waterfall that will be seen directly every time you come and go from our new front doors. Also you can see the new pilaster system on the front of the building that will hold our decorative shutters and “undo” the out of date half circle look in the front. The sign in the island at Turtle Bay Dr. and Crayton Dr. is still on hold awaiting settlement of issues with our neighbor Glencove. We are also in the middle of redesigning the front entry island to accommodate St. Simone's request to put a “cut thru” to allow a much easier traffic flow for their residents. These costs are all being paid for by St. Simone. Their civil engineer and our landscape architect have worked out a design with us that changes the rhythm of the royal palms and added a couple new ones to make this change more compatible with the original design. Hopefully, we will get released to work on this area of the project very soon.

As you will note we are including some new pictures for you to add to your “Re- do of The Stratford” scrap book. Surely you have many pictures of the “before” – now we are giving you some from the “during construction” and next, will be the exciting “after we're done” photos.

Last week we came down to have a walk through for our LRPC group and all members of the Board who could attend. There were lots of items to take a look at that are not easily noticed by a casual visit to the site. We had Rob Young from Wegman with us who added more information and was able to answer questions from the group.



New ceiling framing and air conditioning for the new administrative area.



New front fountain as seen from the new mezzanine area.



New and old Stratford Room framing, ready for drywall.

As is not unusual with a project of this size, there are a lot of “as you go changes caused by unforeseen conditions” – all of which bear their own price tag. So far, we have been able to keep all of our hopes and dreams in place and have been able to add back the water wall – hopefully the pergola over the spa will be added next and who knows – if we’re lucky we’ll be able to add back a new look to the atrium.

We spent a day and half with Rob – we have had many meetings and this was a wrap up meeting at which time we were able to look at and touch all the pieces that will make our home a place to be enjoyed by all of us and be filled with pride when we say “We live at The Stratford”. We have ordered all of the parts to the puzzle and have been promised that everything will be here in plenty of time for our move in day.

We have both enjoyed all that goes on with bringing a new life to a building that was so great from the start. The only tough part right from the beginning was finding out soon after we started that our costs were much higher than our budgets and have been struggling ever since to make up the difference. That added to almost daily calls of surprises when we got to the real insides of the building – all with a price – plus “maybe we could add this while we’re at it”Every time we think we have all the costs under control we get another big surprise. Good news is that we WILL bring this project in on budget, though we may be short a piece or two we had hoped to get done with this phase.

We need to give a big thanks to all of our professionals who are always available to work out whatever problems come up and work on the numbers when needed. A special thanks to D. Garrett and their crew for the incredible job they’ve done to keep our year round residents from suffering the least amount of inconvenience as possible. It would be great fun to add all the extras that we dream about, but we both feel that this building will be a gem for Pelican Bay to be proud of.

Sincerely, Your Long Range Planning Committee



Water Wall as seen from the pool entry doors.



New spa on the East side of the pool.



*New pool drains complete & backfilled-
Corner of the new Stratford Room.*



New South end of the building.



*New front fountain looking South-
getting ready to pour.*



*New front pilasters-
ready for stucco and new shutters.*



*New water wall on the South side of
the pool.*



New front fountain facing North.

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Local Naples Activities

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Local Activities

Published by:

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5601 Turtle Bay Dr.
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www.stratfordpb.com

Third Street Farmers Market

Naples, Third Street South, Saturday's
For more information call 434-6533

Fifth Avenue South Fourth of July Parade

The Annual Fourth of July Parade; 10:00am to 12:00pm

Naples Pier

Fireworks; 9:00pm

Broadway Palm Dinner Theatre

"Sherk the Musical"; June 27th thru August 10th

For more information call 278-4422 or www.broadwaypalm.com

Corkscrew Swamp Sanctuary

"Bird watching, Viewing Wildlife, Hiking"

This is an 11,000-acre wetland preserve, with a diverse wildlife.

For more information call 239-348-9151

Germain Arena

"Piccadilly Circus: Blammo!"; July 15th & 16th, shows @ 4:30pm & 7:30pm

'PBR Touring Pro Division"; July 16th, 19th & 20th @ 8:00pm

For more information visit www.germainarena.com

SilverSpot Cinema

For more information call 239-592-0300

KIDS ACTIVITIES

Rookery Bay National Estuarine Research Reserve

Self-guided walking & canoe trails, birding & Environmental Learning Ctr.

For more information call 239-417-6310

Shell Factory & Nature Park

For more information visit www.theshellfactory.com

Imaginarium Science Center, Fort Myers

For more information call 239-321-7420

Sun N Fun Lagoon Water Park, Naples

For more information call 239-252-4021

Naples Botanical Gardens; 4820 Bayshore Dr.; Call 239-643-7275