

SOUNDINGS

THE STRATFORD AT PELICAN BAY



October 2012

Published by:

The Stratford at Pelican Bay

5601 Turtle Bay Dr.
Naples, FL 34108

SAVE THESE DATES!

- **Board of Directors Meetings**
October 10th
November 14th
November 30th Budget Approval
December 12th
January 9th
- **Annual Membership Meeting**
February 13th
- **Long Range Planning
Committee Meetings TBA**

INDIVIDUAL HIGHLIGHTS:

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From the Manager's Desk

When I took the Manager's position at the Stratford last year, I remember several residents and a few staff members mentioning to me that things "quiet down over the summer." Well, that couldn't have been further from the truth. This summer has been packed with a number of new unit owner renovation projects, a variety of small in-house maintenance projects, as well as the coordination necessary for the Phase 2-3 design and plan set. At present, we have eight (8) owner's renovating and enhancing the value of their units! Fortunately, most of the larger projects will be wrapping up before the holidays.

Our 2012 Annual Membership Meeting is February 13th this year. Three of the current director's terms will expire at that time. In early December you will receive the first notice of the annual meeting, as well as the election package. If you would like to be considered for the Board, please review the package you receive and contact the office if you have any questions.

We are also looking to recruit some new members to our social and membership committees this winter. If you are not able to commit the time for a Director's position, perhaps you have an interest in these areas. We have some seasoned veterans in both committees who are looking for some assistance. If you are willing to help with either group, please contact the office.

The Long Range Planning Committee has attached to this newsletter an update on the Phase 2-3 project slated to begin in early April 2013. Please take a moment and review this month's update so that you are aware of the progression of the design, and the permit and bidding dates that are scheduled.

In closing, we are excited about putting together some fun social events this season while we prepare for our Phase 2-3 renovation project. Remember to call the office with your arrival plans so that we can prepare your unit.

Sincerely,

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

Social Calendar

SIP n' Snack Social



Welcome Back Stratford Residents...

Please join all your neighbors for the Annual Sip n' Snack Social.

Monday, November 5, 2012

5:30pm – 7:00pm

Stratford Social Room

- Please sign-up if you plan on attending, as it will be cancelled on Friday, November 2nd if less than 8 people respond.

Fall Backwards!!



It's that time of the year again! Daylight Saving time begins on:

Sunday, November 4, 2012

- *Turning your clocks back is a great way to remember to change your smoke detector batteries.*

Social Events



Summer Barbeque Party *Louise Hitchens' Birthday* August 15, 2012

Left to Right: Bob Hitchens, Louise Hitchens, Patricia Adams



Summer Barbeque Party

Left to Right: Jeannette Boucher, Trixie Dorsett, Dora Carlson



Summer Barbeque Party

Left to Right: Guy Germer, Charmaine Powers

Things you should know...

Fitness Room

For safety reasons, we ask that no wrist, ankle or hand weights be used while exercising on the treadmill or stationary bikes in the fitness room.

Lost and Found

As you are returning to Stratford, please stop by the office and check the lost and found for items lost. We will be discarding any items left in the lost and found **no later than April 1, 2013.**

Window Casements

Check your casement windows for secure latching as we have found that over time vibration and / or wind can loosen the latch.

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 front entry box please let the office know and we will set it up for you.

Unit Alternations

The Association encourages its Members to renovate and upgrade their Units, while protecting investments in our Common Areas and the living environment for all our residents. Work rules have been developed and approved by the Board to achieve these objectives.

No material changes, alterations, or additions (at the sole discretion of the Manager) are to be made to the interior or exterior of a unit, or to any of the common elements, without **acceptable detailed application, a \$1,000 deposit and written approval, signed by the President (if consistent with alteration standards and procedures).**

Please Note: The Board approved a rules amendment @ the September 6th Meeting; This amendment "prohibits all unit contract construction and remodeling activity" from April 1, 2013 thru January 1, 2014. This decision was based on parking availability, elevator use and several other factors while D. Garrett Construction is working on the Phase 2-3 Construction Project.

Grocery Carts

Please return all grocery carts after use, to the designated area in the parking garage. We ask that these carts not be left in the elevators, hallways or other unassigned locations.

The Management Office will be closed in Observance of the following Holidays:

Thanksgiving

Thursday, November 22, 2012
Friday, November 23, 2012



Christmas

Monday, December 24, 2012
Tuesday, December 25, 2012

And will Open On:
Wednesday, December 26, 2012 @ 8:00am



New Year's

Tuesday, January 1, 2013

Happy Holiday's!

Flu Shots

Flu shots are offered at most pharmacies in our area, along with most grocery stores. Stay flu free this winter by getting your shot!

New Owners at the Stratford

Mary Beth Riley, Unit #902

Congratulations, Welcome to The Stratford!



Resident News

John Adams, Unit #604

John Adams, longtime Stratford resident passed away on September 6, 2012. He was married to Patricia Adams, who survives him. John was a decorated United States Army Veteran, as well as a successful Civil Engineer and business man.

He was very active in various community organizations and with the Presbyterian Church. John was a gentleman in every sense of the word and his presence will be missed at the Stratford!

Expressions of Sympathy may be made to the Endowment Fund:

Moorings Presbyterian Church
791 Harbour Dr., Naples, FL 34103

“Never leave a friend behind. Friends are all we have to get us through this life--and they are the only things from this world that we could hope to see in the next.”

New Staff at the Stratford

Gerald Mackey, Maintenance Supervisor

I was born and raised in Marquette, Michigan. I relocated to Florida in 1981. I have one son, Johnny who is grown and living in Live Oak, Florida with my one and only adorable grandson. Johnny is a prison guard in the State of Florida.

I was recently married, and some of you had the pleasure of meeting my beautiful wife Donna at the Summer Barbeque. Donna owns a successful Barber Shop / Salon in Bonita Springs called “Donna’s Barber Shop.” Donna relocated to Naples from Marlboro, MA.

My wife and I are presently renovation our home in Bonita Springs and are expected to move in November.

I come to the Stratford with 32 years’ experience in all aspects of Construction and am a certified Electrician and HVAC technician. I also owned a very successful electrical and trim company in Naples for many years.

I enjoy boats, cars and motorcycles, all of which I have raced. I am currently restoring a H1 Hummer which I just purchased. I also enjoy skiing, mountain vacations and hiking.

I look forward to doing a good job for all of you here at The Stratford, as I strive to give 110% of myself when at work and at play!



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

www.stratfordpb.com

Long Range Planning Committee

October 2012 Report

You will recall that the last Long Range Planning Committee Report dated July 16, 2012 concluded with the words that the next update would be sent out in mid-to-late September so that it could include decisions regarding the Phase 2 and 3 combined projects that were approved at the September Stratford board meeting. Here we are in the first week of October ready to inform you of the progress of the late summer.

You already know of a key board action restricting unit reconstruction beginning April 1, 2013 thru the end phase of the improvements to the Stratford common areas. This was requested by the LRPC on advice from D. Garrett, our Construction Manager, and approved unanimously by our board. At that same board meeting, the LRPC presented a prioritized list of items that could be either reduced in scope or eliminated in order to adhere to the \$2.7M approved budget. The list was the result of a consolidation of LRPC members' views as to specific features. The sequence of the list was tweaked by the board and subsequently approved. Note that the items that are on the following list do not greatly detract from the original plan design or materially change the concepts shown in the Owners meetings. Here are the items in no particular order: a staff room on the lower level room under office, conference room, spa pergola, some of the pavers on Turtle Bay Drive, and front fountain. The sum of these was estimated to be \$331K. While most of these items are currently eliminated due to budget constraints, we are hoping to get some of these items back into the plan during the bidding process since we believe we will pick up some favorable pricing. Again, no short cuts or material changes have been made to negatively affect the overall look or quality of the project. The board also approved the drawings and specs which are 75% complete and will be sent out to the sub-contractors for pricing. The final bid numbers are due back before Thanksgiving. This process should yield multiple bids and hopefully some savings that would reduce some of the initial gross dollar estimates and allow us to include items that were deleted earlier in the process.

In terms of our neighbors, St. Simone and Glencove, the latter is not at all likely to participate or contribute to the Turtle Bay Drive enhancements, such as pavers, due to their very minimal usage (emergency access only). However, St. Simone continues to demonstrate interest in contributing to pavers; a decision is expected at their October board meeting.

Due to county regulations, it will not be possible to have the new Stratford sign where it was shown in the original drawings, near the tree and Glencove wall. Thus, the Turtle Bay Drive median will be extended several feet toward Crayton to accommodate the new sign. And St. Simone will be putting up a new sign, too.

One unanticipated expense has to do with the mezzanine bathrooms. Because of the extent of the modifications to that mezzanine level, the bathrooms may now have to conform to ADA access requirements. The last estimate we received came to \$62K to bring them up to current code. But we are working with our architect to come up with alternatives that comply with the regulation, but not take such a big chunk out of our \$2.7M budget. Another un-expected hit was a \$68K professional fee error. As of now, the project total is \$2.94M, so the LRPC will continue its work to arrive at \$2.7M.

While there is some negative news in the \$2.94M final budget the LRPC feels very thrilled that:

1. The project is now a total "GO!!" due to items that can be removed and done later and still stay underneath our \$2.7M cap.
2. Paul and Jan Robertson are working very hard with Clay, our building manager, the construction managers, the designers and the architects to "value engineer" the remaining project to bring back a number of the currently "on hold" parts of the project.
3. In fact a co-ordination meeting was held yesterday that "value engineered" another \$100,000 out the project that will let us put the center island fountain "back in" the project and hopefully a few more of the "on hold" parts before we are done.
4. We are all getting very excited looking forward to the April 1, 2013 start date!!

Sincerely, Long Range Planning Committee

Soundings



Local Naples Activities

October 2012

Interim Updates

Published by:

The Stratford at Pelican Bay

5601 Turtle Bay Dr.
Naples, FL 34108

www.stratfordpb.com

Third Street Farmers Market

Naples, Third Street South, Saturday's from 7:30am to 11:30am
For more information call 434-6533

Broadway Palm Dinner Theatre

"The Rat Pack Lounge", Sept. 6th thru October 6th
"9 to 5 The Musical", October 11th thru November 17th
For more information call 278-4422 or www.broadwaypalm.com

Naples Princess Sunset Dinner Cruise & Show

"Sea Breeze Luncheon Buffet Cruise"
"Sunset Dinner Cruise"
"More Than Hors D' Oeuvres Cruise"
For information call 649-2275 or www.naplesprincesscruises.com

Germain Arena

"Everblades vs. Orlando Solar Bears; October 5th, 6th, 12th 13th
"Britt Nicole"; October 14th @ 7:00pm
For more information visit www.germainarena.com

Barbara B. Mann

"Battle of The Boro's IV Doo- Wop Oldies Show"; October 14th
For more information call 481-4849 or www.bbmanna.com

Naples Players at the Sugden Theatre

Blackburn Hall

"Shout"; A Swinging 60's Sensation; October 3rd thru October 27th

Toby Studio

"Les Liaisons Dangereuses, October 24th thru November 17th

Philharmonic Center for the Arts

Daniels Pavilion

"Curating and Exhibition, Jacob McMurry Lecture"; October 31st

KIDS ACTIVITIES

Broadway Palm Dinner Theatre

"The Adventures of Flat Stanley"; October 19th, 20th, 24th, 26th, 28th

Sun-N-Fun Lagoon @ North Collier Regional Park

Call 239-252-4021 or www.napleswaterpark.com

Collier County Public Library Headquarters @ 2385 Orange Blossom Dr.

"Halloween Party"; October 30th @ 3:30pm-4:30pm (Ages 2-6)
Call 239-593-0177 – For Details