

A Newsletter
for Unit Owners
of Palm Aire Country
Club Condominium
Association No. 9

March 2022

SPECIAL EDITION Boulevard NEWS

The last Boulevard News came out in December 2021, and (surprise! surprise!) not much happened since then to include in this newsletter. So, in this special edition, we'll look at just one hot topic:

GAZEBO MAKEOVERS

Back in 2019, Condo 9's Vice-President Barry Moss spoke at a Board meeting about the condition of our three Rec. gazebos.

This is what Barry said back then, and it holds today:

“Our Association 9 has a great reputation for sound governance, financial prudence and timely property maintenance.

In fact, PACC #9 is up there with the best-run condo associations in Palm Aire. Realtors recommend us to prospective buyers.



But (and this is a BIG but), apart from essential roof and window replacement, painting and other maintenance, our three Rec. 20, 21 and 22 gazebos remain pretty much unchanged from when they were built, over 40 years ago.

In the eyes of visitors, prospective buyers and many residents, the Rec. areas let us let down badly. The gazebos are seen as old-fashioned, dark, unwelcoming, and above all no longer fit-for-purpose. This criticism is borne out by stories of buyers who turned around and bought elsewhere. The 382 owners of units in Condo 9 deserve better!”

During 2021, Board Members visited four Palm Aire associations that have already completed renovation projects, to gather ideas about what future redevelopment might look like for our three gazebos.



Boulevard News asked to visit the same gazebos that the Board had visited. On the next two pages we describe for you what the Board has already seen.

Important Note:

We looked mainly at the ways other associations have redeveloped and updated the enclosed parts of their gazebo buildings. They may have undertaken other redevelopments at the same time, but we were most interested to see what they did with the interiors. Gazebo buildings also contain facilities and storage areas for our maintenance and janitorial staff, but we did not look at those.

We hope you find the following descriptions informative.



Existing kitchen area



Existing WC stalls and showers



Existing changing area

Boulevard News provides a snapshot of activities and plans in PACC #9. Every effort is made to ensure accuracy. Campbell Management can provide definitive information. To contact the Newsletter Editor, email Condo9Newsletter@comcast.net

PALM AIRE CONDO 1

The 960 units of Condo 1 association (on N. Palm Aire Drive) were part of the original development in Palm Aire, about 50 years ago. PACC #1 has three Rec. areas, and it is the largest of these that underwent redevelopment some four years ago.

Moving some interior walls allowed

- Creation of a large open-plan multi-purpose community room, with modern kitchen facilities and a serving island
- redesigned bathrooms and shower facilities to ADA specifications – each with two stalls, a large shower area, a steam room, plus one urinal in the men's room
- Air-conditioning and automatic lighting



- New lighting and fans in the outside covered area, plus other enhancements including re-paving

The project took longer and cost more than anticipated, as the slab under existing structures was found to be defective and needed total replacement.

The redesign and renovation of the gazebo was financed from reserves accumulated over several years prior. Funds are already in place to renovate Condo 1's other Recs, starting this year

Tom Wilson at Campbell Property Management says, *"Unit owners and residents love it, and the new Rec. gazebo is visited by more residents for more activities. They can't wait for the other two Recs. to be upgraded."*



PALM AIRE CONDO 2

PACC #2 is located on the east side of Palm Aire (next to Powerline Road). It's a large association of ten buildings with 691 units, plus three pools located in two Recreation areas.

Starting 2019, Condo 2 undertook a major reconfiguration of its larger Rec. gazebo, plus cosmetic changes at the smaller Rec. Key features of the larger two-pool Rec. renovation are:

- a large multi-purpose air-conditioned recreation room – created by removal of internal walls and installing sliding doors the entire length of one side.
- a separate kitchen with refrigerator, microwave, sink and storage cabinets.
- men's and women's bathrooms, each offering two stalls (one ADA), two sinks, two showers, a sauna, and in the men's room two urinals. Bathrooms are accessible direct from the recreation room and also direct from poolside.



- Outdoors, installation of gas grills and washing up facilities.

Bill Patterson, outgoing Association President, says, *"It's clear that Rec. 5 redevelopment has added substantially to our property values. It was hard work, especially during Covid, but residents are very happy with the result."*

Bill added, *"We were also very fortunate to have among our residents professionals who made high-quality input to the planning process."*

Condo 2 financed its upgrade project by reducing expenditure, freezing maintenance fees, and putting on hold some non-essential maintenance. Cost was around \$300,000, plus a small amount to improve the smaller Rec.



PALM AIRE CONDO 10

Condo 10 has two Rec. areas for its 279 units, which are located in five buildings at the “four corners” next to the Skolnick Center. In their original state, Condo 10’s gazebos were virtually identical to ours.

In 2011, the interiors of both gazebos were gutted and completely reconfigured on the same footprint. The renovated Recs. have

- A very large communal room with card tables, sofa and armchair seating, an island suitable for presenting a buffet, plus refrigerator, sink and kitchen storage units – reservation fee \$150 plus refundable deposit.



- Men’s and women’s facilities directly accessed from the room, each with two stalls (one ADA compliant), two washbasins, shower with seating, and one urinal in the men’s room.
- Sauna retained in one of the two Recs.
- Air-conditioned throughout.
- Provision of propane-gas grills outside.

The renovation project was financed partly from pre-existing reserves for gazebo repairs, but mostly through a per-unit assessment of an average of \$300.

Russell Adams, who spearheaded the project, commented, “*When we undertook the project ten years ago, costs were much lower after the financial crash.*

Back then, the project came in at \$225,000 for both gazebos, and it would be double that now. We also spent around \$5,000 on furnishings.”

Russell also said, “*It was the best capital improvement investment we made. No-one misses having*



changing rooms. And realtors always proudly show off our recreation room to prospective buyers.”

PALM AIRE CONDO 11

Association 11 comprises 597 units in seven buildings on Oaks Way. There are three Recreation Areas, and each gazebo has a footprint identical to our three in Condo 9.

In a project completed two years ago, PACC #11 opened up the interiors of all three gazebos and modernized to identical specifications. Key benefits to residents are:

- Removal of redundant walls and installation of contemporary flooring and fixtures in light colors, with new impact windows and doors (fob-entry only provides extra security).
- New ceiling lighting and air-conditioning throughout closed-in areas, and new fans and lighting in the covered area.

- enlarged “gallery” kitchen area (full size refrigerator, microwave oven, and storage), leading to
- two large indoor meeting areas, one with card tables, the other with sofa and armchairs.
- women’s and men’s bathrooms, each with two washbasins, two stalls (one ADA compliant), one urinal in men’s bathroom, and large shower room with seating.

The PACC #11 project was financed through a \$600,000 loan repayable over 10 years, resulting in a maintenance charge rise of approx. \$8 per month per unit for the duration of the loan.

President Joe Belot says, “*Our renovations have proved very popular with residents. The card rooms are particularly popular, and the updated bathroom, shower and kitchen facilities are welcomed by all. As Covid recedes, we expect use of the lounge room to grow.”*



CONCLUSIONS

Each redeveloped and renovated gazebo we visited looked and felt different, but many had features in common:

- With one small exception, redevelopment was undertaken on the existing footprint.
- The objective of all was to re-balance space from pool-related activity in favor of multi-use social space appropriate for today's needs. Some chose to create one large room, others chose two smaller rooms.
- Facilities have been designed for maximum accessibility by all users.
- Interiors have been opened up, internal walls moved or removed, and darkness turned into light.
- Former changing areas have been repurposed and the numbers of WCs and showers reduced. Saunas remain in Condo 2 and Condo 10 only, and one steam room was created in Condo 1.
- In gazebos we visited, air-conditioning and quality lighting was a priority, along with high-quality flooring and modern fixtures, fittings and equipment.
- Each facility received updated kitchens. All were well equipped with appliances.
- All relied on microwaves only for food heating, supplemented by propane gas grills outside.

Each association took a different path to finance its project: we heard about

- A one-time assessment plus use of a portion of existing reserves;
- A 10-year bank loan repaid via maintenance fee income;
- Creating a reserve fund in advance of starting work;
- Postponing spending on other projects.

We would like to thank everyone we spoke with on our Palm Aire travels – you were very generous with your time.

Finally, we wish Condo 9 Board well when they decide the future of Recs. 20, 21 and 22.

Board President Irwin Rosen will lead the Board's discussions on the best way forward. He comments:



“The Rec. areas are our one amenity, a place where we owners and our guests can gather.

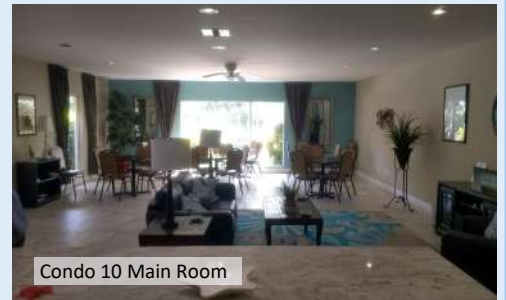
They should be pleasant, welcoming and comfortable, and somewhere we can enjoy being. Renovation will be money well spent.”



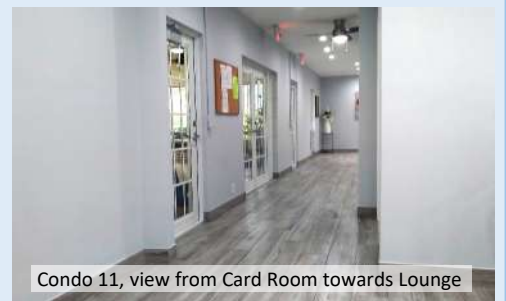
Condo 1 Main Room



Condo 2 Main Room



Condo 10 Main Room



Condo 11, view from Card Room towards Lounge

BOARD MEMBERS

as at Feb 22, 2022

Irwin Rosen (President) — resident of Bldg 92
Barry Moss (Vice-President) — resident of Bldg 96
Dennis Marshall (Secretary) — villa resident (Condo 100)
Kenneth Sabanosh (Treasurer) — resident of Bldg 96
Charles Bartlett — resident of Bldg 99
Debby Dubin — resident of Bldg 99
Mercedes Kember — resident of Bldg 93
Mike Kinney — resident of Bldg 92
Paul Cuticello — resident of Bldg 94

The Board's next regular meeting is at 9am on Monday, March 7. Owners attend on Zoom.

Starting April, Board meetings will be held on the first Monday of the month, at the new time of 10am.

WHO'S WHO AT CAMPBELL

Campbell staff may be contacted by email or phone. Maintenance or repair requests must be reported direct to Campbell. This is the fastest way to have problems investigated.

LINDA AUSTIN and SUZIE MCGUIRE

Maintenance and Parking: Linda and Suzie log maintenance requests and issue parking permits. Contact 954-968-4484, laustin@campbellproperty.com or smcguire@campbellproperty.com

SILVIO LEAL, Condo 9 Property Manager: contact Silvio at sleal@campbellproperty.com or 954-968-4481.

CHARMAINE SLINGSBY, Campbell's Receptionist:

Charmaine also deals with issues concerning pest control. Contact 954-968-4481 or cslingsby@campbellproperty.com