

ST. RAPHAEL NEWS

June 4, 2014

With Memorial Day past, things are quiet at St. Raphael and this gives us time for our long list of summer projects. Looking back it was a wonderful and busy season as owners and their guests enjoyed Florida weather and St. Raphael amenities such as the pool, spa, fitness room and tennis courts. During high season we often had over 150 occupied residences. During the summer the building is home to more than 35 “year-rounders”. It’s a peaceful time with light road traffic and great restaurant “specials”.

Included in this Newsletter is a welcome to our many new owners, and a recap of the past Social Season. Also, I want to provide an overview of past, on-going and future building projects.

I’d also like to particularly mention that it is my pleasure to manage St. Raphael. We have a dedicated staff and strong support as part of Guest Services. Please let us know of ways we can be of assistance.



High Season-----Busy Time at the Pool

Sincerely,

John Biasi.

John Biasi, CAM, CMCA, AMS, CFPM
General Manager, Club Raphael at Pelican Bay
Phone: (239) 593-9611

The Real Estate Market is Back

The Real Estate Market has been very active. Of the building’s 178 residences, often 8-12 percent have been listed for sale at any time. As I write this there are just 2 active listings at St. Raphael. New owners in the past 12 months include Tom and Nancy O’Neill 909, James and Joy Utts 901, Chris and Susan Muth 208, Ron and Jennifer Skoronski 1208, Andrew and Sheelagh Lloyd-John 803, John Marcum and Linda Brandes 606, Larry and Marilyn McGee 1609, Richard and Graciana Fennell V-12, Frank and Elizabeth Polizzi 503, Ralph Zarboni and Sandra Wieland 702, Dr. Richard and Patricia McDermott Villa 11, William and Patricia Edwards 1409, Herbert and Ronda Jordan 1503, Dr. Michael and Armin Sadove 1005, Kent and Marilee Combs 1109, Paul and Cheryl Hanlon 908, J. Wes and Dianne Paisley V-2, Leonard and Lita Insalaco V-5. Please join me in welcoming them to St. Raphael.



Social Season Highlights

While there are informal Sunset Cocktail Parties in October, November, April and May, the Social Committee organizes formal parties in Season. The Committee includes Brenda Seiple, Kendra Thomas, Nancy Lange, Penny Legittino and Jan Dietz. This year’s events included a White Party, Italian Night and Annual Meeting BBQ. In addition Gerry and Sandy Lockhart organized the Annual Super Bowl Party.

One Parking Space Still For Sale

St. Raphael still has 1 parking space for sale. It is in the north end of the garage and bidding starts at \$50,000. Contact the Office if you would like a bid package.

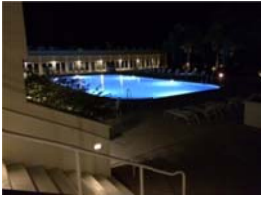


Aqua- Latch - Water Leak System

After some unanticipated delays related to equipment deliveries, work is nearing completion to install Aqua-Latch Leak Detection Systems in all St. Raphael residences. Should a leak be detected, the equipment sounds an audible warning, sends a radio signal to close the main residence water valve and then actuates an automatic phone-dialer to alert the Management office and the owner. As I write this, the system is operational in 143 residences. Owners are to be commended for voting to install this system that will greatly help minimize water leak damage, a particular problem in multi-story buildings. It is interesting to note that one source of leaks is proving to be

residence dishwashers. Often these appliances are used infrequently and any leak occurs underneath. Aqua-Latch is able to detect these leaks before they become a major headache.

St. Raphael: Improving Energy Efficiency



We have made major strides reducing building electricity consumption—and there is much remaining. LED lighting is replacing existing lighting wherever possible –and economically feasible. A good example of this is the use of 65 watt LED lights to replace 300 watt pool lighting. The new lights save energy and are aesthetically pleasing. LED lighting has also been implemented in a number of other areas. In another



move, we have installed variable-speed motors on pumps supplying domestic water to tower residences. While maintaining constant pressure, the pumps slow when demand is light and increase speed when demand increases.

Summit Broadband and St. Raphael.



Reportedly, over 80 percent of Pelican Bay owners have signed on with Summit Broadband. The firm plans to offer fiber-optic speed internet, expanded high definition cable TV and phone service with things starting to roll out over the fall and winter. Presently crews are busy trenching for the fiber-optic cables and setting up entrance-boxes to the various properties. Landscape changes may become necessary in front of the gatehouse.



Some Reminders about living at St. Raphael

Please remember to schedule all deliveries between the hours of 8:00AM and 4:00PM Monday thru Friday. This allows staff member's time to remove the elevator pads at the end of each day. Evenings and weekends are a time for owner's quiet enjoyment. Thank you for contacting us to schedule your deliveries.

New Tennis Court signs have been installed as a polite reminder to players that proper tennis footwear is required. Certain shoes can really tear up the court for the next group of players. On a positive note additional plastic benches have been installed to help doubles players at change-overs.



Landscape

Over the past season we encountered many challenges with the landscape around St. Raphael. Several meetings and property inspections were held with the President of Landscape Florida. He assured us of his companies' commitment to maintaining the grounds of St. Raphael as the Premier Condominium in Naples.

St. Raphael Summer Projects

When many owners return North management and staff really have a chance to update maintenance. There is an extensive list –some of which is underway. Below are just some examples of our summer projects.

- Painting of all curbs
- Painting of Villa and Garden gates
- Painting of Villa front doors
- Pressure wash all pavers, drive, pool decks, villa and gatehouse tile roofs
- Continued painting of garage, ceiling, walls, columns
- Clean carpets in all residential hallways and common areas
- Touch up walls, doors and trim throughout
- Repair roof wood decking and stairs
- Replace two gas grills behind tennis courts
- Deep cleaning of all storage rooms and stairways
- Security Cameras, selection and installation per Board Decision

Special Thanks to Bill Traiser, 1401

Director and Chair of the Building and Grounds Committee for the photographs and assistance with this Newsletter.