



4 September 2026

Subject: PBVOA Committee Term Ending and Call for Nominations

Dear Owners,

The term of the current PBVOA Committee (2024–2026) is coming to an end, and the time has now come to begin the process of forming the next Committee. A formal call for nominations is attached, and we strongly encourage owners to consider putting themselves forward or nominating another eligible owner.

As this Committee's term concludes, we believe it is important to reflect on the progress made over the past two years and to acknowledge the considerable amount of work carried out on behalf of the Palm Bay View community.

During this term, the Committee has worked to:

- Progress and support the title deed process;
- Recover a significant portion of long-outstanding site maintenance fees;
- Stabilize and improve pool operations;
- Oversee the pool refurbishment project;
- Secure competitive insurance coverage for the site;
- Oversee essential repairs and maintenance across the development;
- Introduce a new website and Owners Portal to improve communication, reporting, transparency, and access to information.

These achievements have required a substantial commitment of time and effort from volunteer Committee members, all of whom have balanced these responsibilities alongside their own professional, personal, and family obligations.

Our focus has always been, and remains, the long-term benefit of Palm Bay View as a whole. For the most part, it has been a pleasure to support the community and work alongside owners who genuinely care about the future of the site.

As we prepare for the 2026–2028 Committee term, this is the opportunity for owners to step forward and help shape the next chapter of Palm Bay View. PBVOA can only function effectively when owners are willing to contribute their time, experience, skills, and energy in a constructive and respectful manner.

Palm Bay View Owner's Association Committee
Committee Chair, Bjorn Lensnes • Deputy Chair, James Wright • Finance, Thomas Schmidt
CPS & Pool Maintenance, Shuki Chaouat • Buildings & Infrastructure, Erez Rubenshtein
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A formal call for nominations is attached. Owners wishing to nominate themselves or another eligible owner are encouraged to do so.

To be eligible for nomination, a nominee must be an owner in good standing with PBVOA.

For nomination purposes, an owner in good standing is defined as an owner who:

- Has paid all site maintenance fees in full;
- Has no outstanding arrears, late fees, or unpaid charges;
- Has no unresolved compliance issues with the Committee or CPS;
- Is not involved in an ongoing matter that creates a direct conflict of interest with PBVOA;
- Agrees to act in the best interests of the Palm Bay View community as a whole.

We encourage every owner to consider how they can support PBVOA — whether by standing for nomination, participating constructively, paying fees on time, using the Owners Portal, or simply helping to maintain a positive and respectful community environment.

The strength of Palm Bay View depends on owners being willing to work together for the benefit of all. The time to get involved is now.

Kind regards,

PBVOA Committee
2024–2026

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