PALM BAY VIEW
OWNERS ASSOCIATION

20 January 2026

Dear Palm Bay View Owners,

The PBVOA Committee is writing to formally notify all owners of our intent to proceed with a full refurbishment of the communal swimming pool and to request your vote in favor of this important project.

Over recent years, the condition of the swimming pool has continued to decline despite ongoing maintenance efforts. Following professional inspections and consultation with qualified contractors, it has been determined that a comprehensive renovation is now required to ensure the pool remains safe, functional, and aesthetically suitable for our community.

Proposed Scope of Works

The refurbishment is expected to include:

- Repair of structural cracks
- Replacement of tiles
- Waterproofing of the pool structure
- Re-grouting
- General restoration and improvements

This project represents a necessary long-term investment in one of the most important shared amenities at Palm Bay View.

Palm Bay View Owner's Association Committee
Committee Chair, Bjorn Lensnes • Deputy Chair, James Wright • Finance, Thomas Schmidt
CPS & Pool Maintenance, Shuki Chaouat • Buildings & Infastructure, Erez Rubenshtein
Committee.pbv@gmail.com

Site Managed by Calendar Property Services
Info@calendarpropertyservices.com

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One-Time Renovation Contribution

To help fund the refurbishment while maintaining appropriate community reserves, all owners will incur a **one-time renovation fee of £200 GBP**.

This charge will be added to the **March 2026 Annual Maintenance Fee payment**.

Please note the following important points:

- The £200 GBP charge will apply to **all owners**, regardless of current payment status
- Owners with outstanding maintenance fee balances will have this charge added to their account accordingly
- Payment of this fee is mandatory for all units as part of the approved community refurbishment

Voting Eligibility

In accordance with community governance rules, only owners who are **fully up to date with all site maintenance fee payments** are eligible to participate in this vote. All votes must be received NO LATER than Friday, 23 January at 12 Noon EET (Eastern European Time).

How to Vote

Owners are invited to cast their vote via this link.

- If you are not current with your site maintenance fees, you will need to bring your account up to date before the voting deadline.
- Votes must be submitted by the stated deadline
- Only one vote per eligible unit will be accepted

We respectfully ask all eligible owners to vote **IN FAVOR** of proceeding with the pool renovation project so that work can commence in a timely manner.

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Why Your Support Matters

The swimming pool is a central feature of Palm Bay View and an amenity enjoyed by owners, residents, and guests alike. Delaying these necessary renovations will only lead to further deterioration and higher repair costs in the future. Approving this project now allows the community to act responsibly, protect property values, and ensure continued enjoyment of the pool for years to come.

We appreciate your cooperation and support in moving forward with this essential improvement.

If you have any questions regarding the project or the voting process, please contact the Committee at **committee.pbv@gmail.com**.

Thank you for your attention and participation.

Kind regards,
Bjorn Lensnes
On behalf of the PBVOA Committee

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