

## ***PPCA COMMUNITY NEWS - MAY 2025***



### **CARPORTS**

RAMS CONSTRUCTION is onsite building the new carports. They were slower to get going than we had hoped, partly due to City of Fort Myers red tape. We were not made aware that there were 4 individual inspections to be passed.

Waiting for those initial inspections put the work on hold. Now that's done the crew will move from one carport to the next while they wait for the previous carport to be inspected (YES, every carport has to be inspected). That is, as long material is delivered on time. Their supplier has also caused delays with deliveries being slow.

When the carports are complete, each space will be 10 feet wide, lines will be repainted and parking stops will be re-centred. Some stops are crumbling, they will be replaced. The Board will continue to update as we get new information.

### **Sidewalk and Walkway Fixes**

**SEALTITE** will be on site soon to repair the uneven sections of the sidewalks and walkways outside the condo buildings. It should take a couple of days to finish. This is a collaborative effort with our Avian neighbours and the Master Board. It is a safety issue throughout the community. **Thanks to Ron Thompson (Avian HOA) for coordinating this project.** You will get an eblast once we have a start date.

### Gutter Cleaning

EZ Exterior Cleaning will be doing gutter clean out and downspout flush.

### Hallway and Stairwell Lighting

New light fixtures are shipping the 3<sup>rd</sup> week of May. Eacy Pro (Eduard) will begin to install new light fixtures with new LED bug bulbs once received. He is going to do one building at a time, starting with the coach homes.

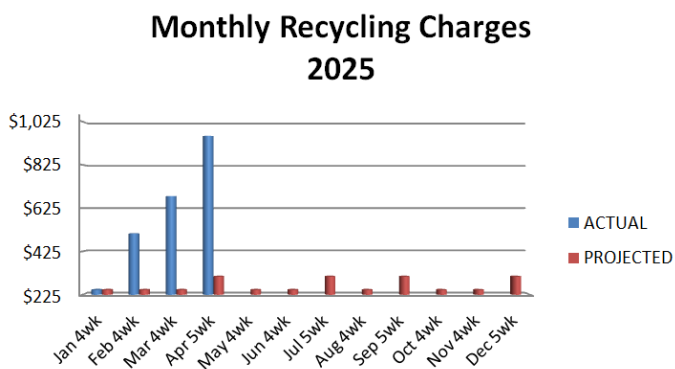
### FOOD SCRAPS IN GARDEN

A resident reported finding food scraps in the garden at the end of their building. It's not clear if this was deliberate or dragged there by an animal.

All solid waste – food scraps, clothing, non-recyclables go in the compactor. Do not leave outside. This will attract animals which pose a threat to all residents, in particular children, and pets.

### Recycling

We continue to incur contamination costs.



### ENVERA

Please note that the Province Park Office does not have access to residents' accounts. If you are expecting visitors, deliveries or trades people please log into <https://www.myenvera.com/> to add to your visitors list.

If you do not have access or cannot remember your login click **Forgot Username or Password**

## **TRAFFIC SIGNALS**

Contact information for any questions, concerns or suggestions re the new traffic lights at the front entrance: [Traffic Operations Center](#)

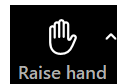
## **Area Development**

Reports have been circulating that Eastwood Golf Course is being sold for mixed use development. Jeff Geddes, President, Avian HOA & the Master Board, has had conversations with Ward 2 Council Member, Diana Giraldo, who informed him that a small section near MLK Dr will be developed but it will not affect the golf course or our community.

**Thanks to Jeff for attending and voicing our concerns at the May 5<sup>th</sup> council meeting.**

## **ZOOM Access for Meetings**

The Board offers ZOOM for board meetings. Access is a simple click on the link provided in the meeting announcement. Click, turn camera on, mute microphone. You will be placed in a waiting room until admitted by the host.



During discussion or Community Input raise your hand once recognized by the Board unmute your microphone. When done lower your hand and mute your microphone.

## **Changes to your Condo**

**Major Renovations, including but not limited to, flooring/kitchen or bathroom remodels /screen doors/window replacements/hurricane shutters**

Architectural changes to your condominium require approval from the PPCA Board. If using a contractor they must be licensed and insured. The Request for Modification Form (ARC Request) can be found online: <https://www.provinceparkcondos.com/>

<https://portal.schooassociationmanagement.com/login>

## **Major Incidents**

### **Steps to Take in Case of a Major Incident (e.g., Flood from Unit Above)**

#### **1. Contact School Management**

- Provide a detailed explanation of the incident.
- Take clear photos of the damage and share them with School Management.
- Keep a record of your conversation, including the date, time, and key points discussed.

#### **2. Cooperate with School Management's Assessment**

- Be prepared to answer questions to help determine the cause of the issue.
- Allow the appropriate technician to inspect the affected area.

#### **3. Notify Your Neighbor**

- Inform the resident above or adjacent to your unit about the situation.
- Discuss possible next steps if their unit is directly involved in the issue. (e.g. turn off water if an active leak; refrain from using shower/tub until identified leak is repaired; allow access to your unit for inspection/repair)

#### **4. Understand the Association's Responsibility**

- The Association is responsible for replacing drywall directly related to the incident, up to the point of being ready for painting.
- Ensure you get confirmation from the Association regarding their scope of repairs.

#### **5. Delay Contacting Your Insurance Provider**

- Avoid contacting your insurance company until you fully understand the extent of the damage and responsibility.
- Gather all necessary information before making a claim

**2025 PPCA Board of Directors:**

Miriam Accardo, President  
John Cheresnowsky, VP  
Sue Ceccato, Secretary/Treasurer  
Province Park HOA (Master Board) Rep – John Cheresnowsky

***Questions, Suggestions, Constructive Criticism?***

**Contact the BOD:** [ppcafmgmail.com](mailto:ppcafmgmail.com)

**General Information can be found on the Condo Community Website:**

<https://www.provinceparkcondos.com/>

**Schoo Association Management**

Pat Schoo and staff manage our community and we encourage all residents to familiarize themselves with the residents' portal: <https://portal.schooassociationmanagement.com/login>  
Some of you may use it to pay your fees but it is surprising how many people don't even know about it.

**The portal will be your main point of access for all issues related to your condo.**

It is an incredible resource available to us. All Docs, Rules and Regulations, Forms, Financials, Rental and Sale info, Dog registrations, and Minutes of Meetings are at our finger tips. **FOR ALL ISSUES** go to the portal and look for the **REQUESTS** tab. You can place a general request for something as small as a bulb replacement, report damaged or dead plants, bugs in your unit and more serious matters. You can also complete an ARC Request. By using the portal you will have a record of your request as well as any response(s). There are 2 tabs in the drop down menu on the top right hand side of the portal 1) Province Park Condo Association- you will find everything you need to know related to the condos 2) Province Park Homeowners Association - for all documentation pertaining to the Master Board.

If you are having difficulty please contact Schoo.

If you do not know your login, open the the link and click forgot login/password

**As always, if you have an emergency situation call Schoo Management. They are available 365 days a year on a 24-hour basis to respond to emergency situations with a live answering service to speak with should you call the office when it is closed. T: 239.362.3091 E: [lauren@samcam.biz](mailto:lauren@samcam.biz), [pats@samcam.biz](mailto:pats@samcam.biz)**