

Dear Pelican Strand Homeowners:

Our roadways and stormwater drainage system are owned by all of us, therefore any damage sustained becomes our joint financial responsibility. While we have sufficient reserves set aside for planned maintenance activities as a result of the Reserve Study, we only budget a far smaller amount for spot repairs.

The Board of Directors understands that while accidents do happen, such as oil spills, chemical damage, staining, cracking, and chipping when you have a contractor working at your home, you and the contractor have four major responsibilities:

1. Immediately report the incident to the undersigned, providing photographs if possible.
2. If it is a major spill either you or the contractor should immediately notify the Florida Department of Environmental Protection (DEP) who will send an inspector to evaluate the incident. If there is any doubt, report it. Obtain a copy of the report and provide it to the undersigned.
3. If the contractor has the knowledge and equipment to perform immediate measures to contain and limit the damage this should be done, and be in accordance with industry practice and DEP concurrence. If not, a firm so equipped should be engaged at the expense of you and/or your contractor.
4. You, the homeowner, and the contractor are financially responsible to repair any damage and resolve any pollution type issues. The contractor was hired by you and working for you at the time of the incident and therefore bear the responsibility to restore whatever was damaged to its original condition. The Board reserves the right to approve whatever planned work will be done, and may also select a competent contractor of its choosing to perform the work at the expense of you and your contractor.

The Board thanks you for your attention to this matter.

If you have any questions please contact the undersigned via email or phone.

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