

# Pelican Cay Homeowner Association Newsletter July 2023



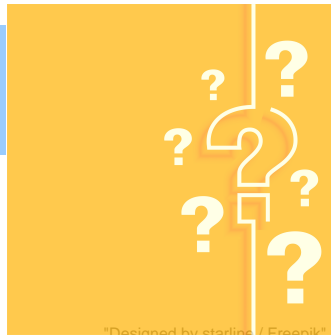
## Board Update

Happy summer!

In this update we will be focusing on introducing our new property manager, what we have been up to, what is next, and some neighborhood issues and updates.

## What have we been doing?

Since our last meeting together the board has been working on several things:



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- \* The first has been trying to resolve some past financial issues with the old bank, which continues to tie up our use of finances. We hope to have a resolution before the end of the year.
- \* We received all the remaining paperwork, checks, and other information to update the neighborhood accounts on PayHoa.
- \* We have finalized and hired a new property manager, Mirela Hiralo.
- \* We finalized and selected some further speed control devices that will be installed in August to help with continued speeding issues in the neighborhood.

We continue to push forward on closing out these old items and push forward with other planned initiatives.

Pelican Cay Board

## Commonly asked questions

### When is the next board meeting?

The next meeting, which will be the annual meeting, will be on August 24th @ 7:00pm.

The meeting will be available online and in person at the Lakes of Boca clubhouse.

More information can be found on the pelican cay website.

### Where can I download our HOA documents?

We You can download the Pelican Cay documents on the website.  
[www.pelicancayboca.com](http://www.pelicancayboca.com)

### Where can I see my payment information?

You can access your home information on the payhoa.com website. If you are having any issues or need any assistance please let the board know.



So.....

what's next?

## Property Manager Introduction

Welcome Mirela Hristo

Pelican Cay's new Property Manager

The board of directors reviewed over thirty applicants for the position, and Mirela was the clear choice for our community.

Mirela has worked in property management for the past several years and is also the board president for her current neighborhood. Her experience was precisely what we were looking for in Pelican Cay.

Mirela's responsibilities include supporting the board in overall management items, maintaining and issuing violations, property maintenance items, property owner relations, and more.

You can email Mirela at [propertymanager@pelicancayboca.com](mailto:propertymanager@pelicancayboca.com) and All of the contact information for Mirela will be on the website and App.

\* Installation of speed humps in the neighborhood will be happening within the next couple of weeks.

\* We are working on pricing out and choosing a new sign replacement for the neighborhood entrance.

\* We are pricing out bids for maintaining the common area trees and other landscaping options.

\* We have the plans finalized for the planned parking area in the back. We will work to move this forward once the other financial items are closed.

\* We are in the process of changing out and updating the entry CCTV cameras.

Let us know if you have any questions or other items you think we should be looking at for Pelican Cay.

## Neighborhood Announcements



### Food Trucks

We hope you have been enjoying the food trucks every Wednesday, and would love to here from everyone on the frequency and what you would like to see in the future.



### Did you know?

Did you know that Pelican Cay has 21 palm trees that are considered common area trees maintained by the HOA? If you see any issues with the trees, please let us know!



### Summer Family night

We are planning a family fun night coming up August 6th! More information will be sent out soon.

### Did you know?

I am sure that you know but Palm Beach School first day of school is August 10th!



# Community Letter



Dear valued residents,

We hope this letter finds you well. As you know, we have been working towards bringing on a new property manager, which we are pleased is now on board. One of the primary duties of the property manager is a bi-weekly walkthrough of the neighborhood to make sure that all of us are complying with Pelican Cay covenants, which is something we have been without for some time now.

We wanted to let everyone know that in the next week or two, letters and notices will be going out from our property manager's initial neighborhood walkthrough. If you receive a letter, we ask that you contact the board and property manager to resolve whatever is needed.

We wanted to take the time to ask that you review the community bylaws, and we kindly request your cooperation in the following essential matters:

1. Clean Roofs: Regularly clean your roofs to maintain their integrity and appearance. This practice ensures a tidy and well-kept community.

The board and property manager are currently working with several vendors to try to get a package price for pressure washing. We will send out information to see how many homes would be interested in being included in this special deal.

2. Clean Driveways and Exterior: Keep your driveways and the exterior of your homes clean and well-maintained. This not only adds to the charm of our neighborhood but also reflects our collective pride in our community.

3. Pick Up After your Dogs: As responsible pet owners, please always pick up after your dogs. This simple act shows consideration for your neighbors and helps keep our community clean.

4. Timely Garbage Can Management: Remember to put away garbage cans in a timely manner after collection days. This helps maintain a neat and clutter-free environment.

5. No Commercial Vehicles Parking: To preserve the residential atmosphere of our community and per our bylaws, kindly refrain from parking commercial vehicles within the neighborhood. This is not just part of Pelican Cay's bylaws but the Lakes of Boca as well.

6. Keep Up with Landscaping: A well-kept landscape contributes to the overall beauty of our community. Let's all do our part to ensure our gardens and yards are tidy and appealing.

Our community is a place we call home, and together we can make it even more beautiful and inviting.