

Palma Sola Bay Club
Tree and Plant Policy for Condominium Buildings
December 2023

Introduction:

Palma Sola Bay Club (PSBC) Condominium buildings feature landscaping elements like grass, trees, shrubs, and decorative plants in their planting beds and other areas in proximity to buildings. The PSBC campus also has common areas that include the surrounds of two lakes, and conservation lands that are uniquely landscaped and have special landscape maintenance requirements and use restrictions. This landscaping enhances the aesthetic appeal and overall environment of the PSBC campus but must be responsibly managed to ensure the safety, structural integrity, and well-being of the condominium property and its residents. This policy establishes guidelines for the maintenance and management of all PSBC landscape elements.

1. Tree and Plant Selection:

1.1. All trees and plants placed in the PSBC landscape must be carefully selected to ensure they are suitable for the differential micro-climates around each building that are, in part, defined by sun exposure, soil conditions, and available space. (see plant selection chart) To optimize the sustainability and environmental contribution of the PSBC landscape, preference will be given, when appropriate, to plants that are native to the upland coastal sand scrub ecological environment (i.e. “beachy subtropical”) where the PSBC is located.

1.2. The mature size of trees and shrubs must be anticipated to prevent potential interference with the structural integrity and maintenance of condominium buildings, the safety of PSBC residents, obstruction of views, and to minimize the need for higher cost, specialized maintenance measures.

2. Placement and Planting:

2.1. Landscaping must be designed and strategically implemented to enhance the aesthetic and wildlife habitat value of the PSBC campus without compromising resident safety or building structural integrity. Landscape design must not obstruct views while taking advantage of opportunities to provide privacy.

2.2. Landscape plants should be planted a distance from buildings that considers the width and height of the plants at maturity. The perimeter of a plant's vegetation at maturity should not be closer than 24 inches from a building's wall. Appropriate distance must also be maintained between landscape plants, and PSBC buildings to prevent root intrusion, damage to foundations, or obstruction of windows and entrances.

2.3. Residents may not plant trees or vegetation on common property, including the boundary and preserve areas, without submitting a request to the Landscape Committee and, if the plant and the specified location for planting meet PSBC landscape plant requirements, the request will be submitted to the Board for review and approval or denial.

2.4 Any non-permitted past plantings on common property will be removed.

3. Regular Maintenance:

3.1. The PSBC landscape maintenance schedule of pruning, trimming, and other maintenance of trees, shrubs, grass, and decorative plants must be maintained to prevent disease, infestation by insects, mold, or fungus. Equally important is to prevent overgrowth to ensure that landscape plants do not encroach upon condominium buildings, sidewalks, and other common areas.

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3.2 Dead or diseased trees and other landscape plants must be promptly removed and replaced. Determination of plant replacement species will be guided by approved landscape design and accompanying schedule of accepted landscape plants suitable to specific micro-climates, size at maturity considerations, and other factors such as assessment of the deleterious conditions that damaged the plants.

3.3. Weeds and invasive species must be managed to protect the health and aesthetics of the PSBC landscape.

4. Root Barrier Installation:

4.1 Where necessary, root barriers may be installed to prevent tree roots from damaging the condominium building's foundation or utilities.

4.2. Root barriers must be installed by qualified professionals according to local regulations and industry best practices.

5. Safety Measures:

5.1. PSBC landscape must be inspected as an element of routine maintenance and deficiencies noted and scheduled for repair.

5.2. Hazardous trees or branches must be removed promptly to prevent injury or property damage.

6. Communication and Resident Education:

6.1. Condominium residents should be educated about the benefits to the health and aesthetics of the PSBC landscape and the maintenance cost benefits of including native plants that are adapted to the PSBC micro-habitats.

6.2. Residents should report landscape concerns to the landscape committee and association using the processes put in place that expedite treatment of such concerns.

7. Compliance with Local Regulations:

7.1. This policy complies with all local regulations, zoning ordinances, and environmental laws governing landscape management.

7.2. Necessary permits must be obtained when the scope of work for changes to the landscape requires them.

8. Insurance and Liability:

8.1. The condominium association must maintain adequate liability insurance coverage to protect against potential damage caused by landscape elements.

9. Enforcement and Penalties:

9.1. Residents shall not perform or solicit others to plant, trim, remove, disturb or modify plantings or other landscape elements of PSBC. All requests for changes to the landscape must follow the approved work order submission process. The Landscape Committee will evaluate each request and make a recommendation to the Board. The PSBC Board has the final authority to approve, modify, or deny the request.

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9.2. Violations of this policy may result in warnings, fines, or other appropriate actions following the compliance procedures in the PSBC Association governing documents and the Florida Condominium Statutes.

10. Policy Review:

10.1. This policy will be reviewed periodically to ensure its continued effectiveness and relevance.

10.2. Any necessary updates or amendments will be made to reflect changes in landscaping practices or local regulations. Conclusion: The responsible management of trees and plants around condominium buildings is essential to maintain a safe, aesthetically pleasing, and environmentally healthy environment. This policy provides guidelines for the proper selection, placement, and maintenance of trees and plants, helping to ensure the long-term well being of the condominium property and the satisfaction of its residents.