

May 2, 2025

Owners,

As a reminder, May 1st was the beginning of **Turtle Season**. We have adjusted the lights in our breezeway to be in compliance with Turtle Code.

From our House Rules,

- ❑ FWC requires that balcony lights are not permitted from May 1st through October 31st during marine turtle nesting and hatching season. Light from units EMANATING seaward and shore perpendicular sides of the units should be well shielded. Our building and owner Units must go dark by 9:00 pm every night with no light EMANATING through the sliding glass doors, windows or balconies. Be aware that the lighting from TVs and all lighting in our Units can emanate from the balconies and side windows. Lighting from the exterior bed and bathrooms, kitchens, and dining rooms are also problematic emanating from and giving the appearance of a moon.

The installation of our **new roof** has been completed. We are waiting for the Certification of Completion and warranty information. As typically required with roof warranties, we will conduct the necessary scheduled inspections going-forward. After receipt of the CoC and warranty information we will order a Wind Mitigation Report. When completed it will be uploaded to our portal should you need for insurance coverage.

It has been determined that the Hurricane Milton statement claim was for the entire roof, not half, as initially stated by the on-site adjusters. We have been gathering information to **resubmit** to the insurance adjusters for their consideration to adjust the cost of the statement claim to the actual cost of our roof and also include the costs for the engineer's observations and inspections. Our deductible is ~\$127,000.00. Total costs have reached ~\$180,000.00. The funds to complete this work has been drawn from the allocated reserves and also assessment(s). This project was discussed during our December meetings and the details presented in our Budget.

A permit application has been submitted to the City for the **asphalt/milling** of our parking areas. Once the permit is received it is anticipated that work will begin within 4 weeks. The cost of the project is ~\$34,000.00. The asphalt/milling was not planned for several years; however, due to the damage from the hurricanes, it has necessitated that the work be completed now. The funds to complete this work will be drawn from the allocated reserves and also assessment(s). This project was discussed during our December meetings and the details presented in our Budget.

Also discussed at the December meetings, the Board is working on replacing our **landscaping** that was destroyed from the hurricanes. Many hours have been spent researching, testing our soil, meeting with experts and visiting design and landscaping companies to source the appropriate "Florida-friendly" materials and plants. The design(s) will be presented to owners once available. To protect the new landscaping, the asphalt/milling of our parking areas must be completed first.

The **remediation of the two first floor units and the building's first floor common rooms** have been completed. The reconstruction of the two first floor units has been underway, although frustratingly very slow. As was discussed during the December meetings, the restoration work for the

building's first floor is not planned to start until Summer. This was the first availability of a company to complete the restoration work. We are using the same company that completed our Envelope Project since they already have the specs for the materials needed. Basically, anything that the surge touched is to be replaced or restored, including all exterior doors and hardware, the gates and their hardware and complex locking mechanisms, call boxes, stucco, mailboxes, signs, etc.

We have scheduled the asphalt/milling to occur in advance of the first floor building restoration work so that the contractor can do any necessary stucco or paint repairs if damaged during asphalt/milling. They will also be completing repairs to the **transformer box and east-side driveway wall**, both damaged from the hurricanes but not covered by insurance. Not surprisingly, a second glass light fixture has broken. As explained, when we were approved for the STC grant, it is necessary to **replace all of our light fixtures** since the fixture plates have deteriorated from the elements and are not holding the fixtures in place securely. We plan to have the contractor completing the first floor reconstruction to install new fixtures since there will be wiring, stucco and paint work needed. We do not have reserves for the fixture costs and labor.

We do not have any cost proposals for the building's first floor work yet. The adjusters have provided their first statement of loss but obviously **the amount is not sufficient**. There will be a lot of time and effort expended on this project and handling of the claim and finances.

The damaged **dumpster enclosure** and damaged **carport downspouts** will be removed before the asphalt project begins and then rebuilt/reinstalled after the project. Neither of these damages are covered by insurance and the funds will be taken from reserves and/or assessment(s).

The first floor stairwell **building fire equipment and booster pump** were damaged from Hurricane Helene. The repair and/or cost to replace the fire equipment is up to \$57,000. The core of the fire equipment is original to the building. There has been extensive research and discussions with the City and our fire protection company to ensure that (only) the necessary equipment to protect life and property is installed while the board is being financially prudent. We will be making a claim for these damages; however, it is not certain what amounts will be covered.

As discussed at the December meetings, the **gates and their hardware and locking mechanisms** were damaged from the hurricanes, along with the **call boxes**. The gates' complex locking equipment became inoperative from the damage. We have engaged our engineer to coordinate the restoration of the gates and their operating equipment. It is possible that the gates may have to be removed and restored, in part or whole. There are no less than 5 companies that will be involved in this effort, so it is a complicated undertaking. The insurance adjuster noted some of the damage to the gates and their operating system and the call boxes. We will submit the necessary information for a claim reimbursement.

As with all claims, we need to be prepared should mutual agreement for reimbursements amounts not be reached and that the Association may need to cover any deficiency. There may also be delays in receipt of claim reimbursements necessitating Association funds be used for damages that require immediate repairs.

As expected, our **elevator is now showing damage** caused from Helene. The two lights and electric outlet in the pit are no longer working and advance corrosion of the elevator's frame has occurred. Our elevator service company is working up proposals for repair and claim reimbursement.

In accordance with the 2018 and 2020 “**Owner Responsibilities**” notifications and two “remaining useful life” Engineer-sealed reports, the board has/is working with several owners for replacement of their systems and components behind the walls.

Association funds continued to be managed so that they are **fully FDIC-insured** through the use of Intra-fi accounts. Research has been completed to move some funds to a higher-earning FDIC-insured account.

Other activities, work and projects completed since last update:

- 1) Piper Fire and City inspections confirmed 1st floor stairwell fire equipment damages from Hurricane Helene including to motor, valves and gaskets.
- 2) Quarterly sprinkler inspection completed.
- 3) Service, repairs and recharge of fire extinguishers completed.
- 4) Video review of our lined lateral underground pipes confirmed they are in good condition. Please remind your guests and renters not to flush any type of toilet wipes and not to put any grease down our pipes.
- 5) First floor building exterior and the carport roofs (tops and ceilings) soft washed.
- 6) Bi-annual cathodic protection system inspection and measurements were completed. Conclusions remain consistent with those in the past.
- 7) Monthly testings of elevator emergency phone completed successfully.
- 8) Semi-annual elevator service completed.
- 9) Worked with cleaning staff on various issues.
- 10) Ameri-Tech communicated to all owners new online payment site.
- 11) \$140,000.00 Special Assessment due on February 1, 2025.
- 12) Provided payment approvals to management company.
- 13) Compiled Financial Statements for the Year Ended December 31, 2023, distributed.
- 14) Report of Cash Receipts and Expenditures marked December 2023 Monthly Financial, distributed.
- 15) Provided documents for upload to www.PointeTowers.com website.
- 16) Completed meeting preparations and minutes.
- 17) Participated with management company on submissions from owners.
- 18) Discussed various above matters with management company for handling and direction.
- 19) All directors completed the statutory 4-hour curriculum course required for board service.

Some other work scheduled and/or anticipated soon:

- Cleaning and/or replacement of the 6 elevator **landing carpets**
- Annual **pest-prevention treatment**
- Inspection of required communicating **smoke detectors in all units**.

Storm season is fast approaching, please be sure that your a/c condenser on the roof has at least the 4 corners secured with the proper **hurricane straps**. There are many straps that are corroded, loose and some non-existent.

The Board of Directors