



Gulf Shores Plantation

April 27, 2021 Update until we get back to the beach -



What has happened this week.

It has been a busy week and I wanted to quickly get some information to you. The owner of Claremont, Keely McGarity, was on site for two days this week to review the progress and inspect the property. Lesa Nivens was also there and walked 124 units with Keely and Brandon.

Ann Delmore met with the companies inspecting and repairing the washer/dryers. They will be back in a couple of weeks to begin the repairs, which are numerous. Events this week included;

- Drains for building 1 arrived and are being prepared for installation.
- 28 inch wide refrigerators were located and are on order. (for those tight spaces).
- The roof caps for the HVAC chases were installed for building 2 and 3. They were already installed on building 1.
- The 2301-2307 units were inspected for water damage and the sheetrock has or is being repaired. The roof did not leak; the roof caps which were temporary plastic blew off in the 70 mph winds.
- Sheetrock hanging is continuing in building 3.
- The flooring planks are in and look great with a thick rubber cushion.
- The floor float that is used to smooth out floors has been on backorder, but is scheduled to arrive this week. The laying of flooring will then begin.
- Cabinets for building 1 and 2 arrived today and building 3 should be here in two weeks.
- We have the paint we need to complete our jobs.
- Building one exterior painting began on Wednesday and looks bright and fresh.
- Materials and appliances are arriving daily, sometimes quickly and sometimes way too slowly. We received a pallet of ice makers which are in short supply; now we just need the refrigerators to put them in.
- The carpet for the hallway was delivered.
- Storage units that needed sheetrock repairs have been emptied and everything was placed in the hallways. Every effort has been made to return those items to the correct unit, but I suspect that some swapping with neighbors will be necessary.
- The storage units are being carpeted with the hall carpet.
- All new LED hallway lighting has been ordered.
- We expect to see a lot of units painted this week.
- Pool furniture and safety equipment are being shopped.
- The company hired to repair the tennis courts is not being cooperative in giving us a firm date of repair. They are the only company in town. People have asked about Pickleball and we thought that is a Big Dill, so we will ask about it when we have contact with the company.

- TShirt Fundraiser is being managed by Stephanie Dillon. Please order your Sally Shirts for family and friends and support our landscaping budget. We are getting orders from the other phases, and Tshirts are in short supply like everything else, so order soon.

Stay Positive - Focus on the Goal and please pray for good weather.

What is slowing the work down

In the beginning of the demo, we were told that they would just work around our stuff in the units. Well, that did not make sense to me and Nickie and we moved everything into a storage unit in Foley the week following Zeta. Our insurance has paid for the unit and the moving cost.

Many people did not move their possessions and now those items have been damaged, stolen, or misplaced. That is not surprising with a rebuild as big as we have. One of the problems that Keely McGarity identified as bringing the project to a crawl is the amount of furniture that remains in the units. We are at great risk of missing our opening dates due to the amount of time workers are moving and covering stuff instead of working. It is overwhelming.



These pictures are just examples of the amount of furniture that is being moved back and forth or into the hall to do flooring.





If you are in building 2 or 3, please consider having your stuff moved off site. There will be no chance to finish the units and then complete the hallways on time with all of this furniture in the way. Claremont is searching for solutions to keep us on schedule. Every effort will be made to protect your assets but neither Claremont nor GSP is

responsible for any lost, damaged or stolen personal furnishing. This is a major construction site.



This unit needs ceiling and paint

What is being done

Now that we are in the middle of the rebuild process, a board member is on site 3 days or more per week. In order to protect your investment we are in daily contact with the construction managers and we have frustration with the progress and sometimes the process. For the last month, we have been asking for more admin people on site, more skilled workers and much more documentation.

Your board recognises and shares your frustration of not knowing firm answers. We are working with Claremont on every option to allow outside contractors to begin work and to get owners access to begin

work. One thing we are considering is an owners work day to assist in getting our property ready.

This week, Claremont will focus on the units that are empty or have little work to be completed without moving furniture. Their goal is to complete as many units in the shortest time possible and then work the units that will take more time and labor.

On April 30, Claremont will give us an update on the turn over date for each building. Those dates are at risk right now. Materials must be delivered on time this week, weather must remain good and there must be no distractions of the workers. If you have rentals scheduled for June 1, please be considering contingency plans as we will know more by Friday.

What to expect this summer

- The presidents of each phase conference call or meet every few weeks to update each other and to share ideas and information. It is clear that this will be an unprecedented summer with continued construction throughout the season.

At the other phases

- Parking will be a challenge for the other phases due to the construction trailers and traffic
- Roofing and painting will continue into late summer
- They are struggling to get cabinets and flooring materials
- Pools and hot tubs are not working consistently

- Safety is a major concern and renters are interfering with the construction process
- Insurance has paid well for some, but not others which is delaying the construction

RENTER EXPECTATIONS

So set your renters expectations correctly to avoid dissatisfied renters and bad reviews. Let them know that there will be construction on site, and that not all of the amenities will be open. The site will be safe when we open, however, everyone will have to stay away from and out of closed buildings.



WEBSITE UPDATE

A huge thank you to Randal Ray for becoming our webmaster and updating the site. Please check it often as it is changing daily. Remember to register on gulfshoresplantation.org as it now requires a login to see any info.

BOARD MEETING MAY 1 @ 9:00 central

This meeting will be broadcast via Zoom for those interested. We hope to have the Dome Pool Proposal to present. This proposal will require a written vote.



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