



17 May 2021

This is just a quick update from the last few weeks as reported by Claremont. I anticipate more detailed information this week.

- Building 1 had all of the units painted, as well as floors, cabinets, and some of the interior doors and trim installed last week. Appliances are being installed this week. The roof drains are in and the ceilings affected have been repaired and will be painted this week.
- The hall carpet is being taken up and the new hall lighting is installed. They are finishing the exterior painting on the beach and back side. Anticipated completion is 7 to 10 days (except exterior doors and carpet - see below). Most of the units have been cleaned and locked. We have requested that the south stairs from the parking lot and the first floor be rebuilt due to their condition.
- Building 2 was pressure washed and the exterior painting began this week. Most of the units were painted, as well as some floors, cabinets, and some of the interior doors and trim installed last week. Appliances are being installed this week. The roof drains should be completed this week and those ceilings will be closed up.
- In Building 3, the sheetrock is being finished and a number of units were painted. The flooring was moved into the hallways to begin the install this week. HVAC units are all in place on the roof. The metal mansard is 90% complete and then the roof drains will begin.
- In Building 4 West, the outside walls started going up along with the replacement of metal studs and framing.
- In Building 4 East, the exterior waterproofing is almost complete.

- Everyone is anxiously waiting for the Building 4 windows delivery. (3 weeks maybe) While waiting, they are drafting electrical schematics that includes wood wall blocking for hanging items like TV, curtains, etc.
- The demo on the Office and REC building will begin in the next week.
- They are still working on the roof drains in Buildings 1-3.

Larry Oliver reported that they have the manpower and materials on site to finish building 1-3. A new flooring crew arrives Monday and should have all floors in building 2 installed within 2 weeks.

Building 4 will require full building inspections by Baldwin County Inspector for each step completed; therefore, they are setting up two model units - a 1 and 2 bedroom for inspection approval.

The Building 4 balconies have been re-engineered to allow them to drain properly and a new waterproofing system will be installed.

Larry believes that things are much better organized and more efficient with the new personnel in management and the additional crews on site.

Insurance - The binding of a wooden building on the barrier island after a major claim has turned into the challenge that it was anticipated to be. The insurance agent has continued to work to make us more appealing by submitting wind mitigation forms, as well as correcting our fire rating that was reported as a risk 9, but with the new fire department, is now a risk 3. (We have received our first preliminary response and it looks optimistic that we will be fully insured at an affordable rate.)

Assessment Letters - Every insurance policy covers items differently. We have issued two letters for the most common situations. One is detailed and discusses the deductible; the other is more generic. Please read your policy and then call your agent and discuss your situation prior to submitting your claim. Wendy will issue new invoices next week. The due date to be paid in

full is November 1, but your insurance may have earlier dates for submission.

A question was raised about the method of the calculation as it relates to one of the declarations. As Bill has mentioned, we use the historical method of calculation that has been used by all the previous boards. We sought an outside legal opinion and confirmed that the method was correct per the bylaws and Alabama State Law.

Doors and Locks - The current doors are metal clad wood doors with wood frames that have been drilled, filled, and redrilled numerous times over the years. Most of the frames have no wood left to secure a lock and owners have added metal plates and supports to secure the door. Many of the doors have several holes drilled for the changing lock sets over the years. The wind and water swelled the frames and caused most of them to stick and not close correctly. Insurance covers this repair. It did not take Claremont long to realize that it was much cheaper to replace the doors than what the labor would cost to sand, square, fill, and rebuild the existing doors. The new doors will be fiberglass and will all be drilled the same for the locks. Each lock will have a keypad and a set of keys. It will be wifi able, and it will be your choice to use the wifi or not.

The management company must have quick access into all units for emergencies and maintenance. Keys are great when they are in the maintenance man's pocket, but when water leaks occur, minutes of delay in finding a key can result in thousands of dollars in additional damage. A door code system will make it more efficient and you will know who entered your unit based on the code you assign to each person. This is not a change from the current requirement that the management company maintain a key for every unit.

Hallway carpet - The replacement is underway. The green carpet is being removed and the floors are inspected for damage. They will be repaired and

leveled, and then covered until the new exterior doors are installed. The hallway carpet will be the last item installed.

Exterior painting - The exterior painting is being done by a separate crew than the indoor painting. It must be complete before the new hall carpet is installed because it is sprayed. Also, no cars can be in the parking lot due to the overspray in the constant wind.

Allotment checks for those taking a cash option for building 1 and 2 were approved this week and the checks will be cut and mailed out next week.

Why are we closed to visitors and the public?

Here are a few examples of why Claremont has our property closed: Saturday at the RCC, a roofing crew was raising metal roofing with a lull when it slid off the roof and crashed onto the third floor balcony. Guests were on the adjoining balcony.

Last week, a lull dropped material on a car in our parking lot causing damage, but no injury. However, earlier this year, there was a contractor severely injured that required hospitalization.

Claremont also reported that an owner stole a contractor's pass in order to work in his unit.

Another owner was working in her unit after specifically agreeing that she would not do any work. This was the second offense.

Also, an owner has been impersonating as the Board President and making deals to have work done in his and other units. This owner's name came up innocently during an interview with an employee about an unrelated matter. PLEASE do not risk the employees employment by asking them to do work on the side.

Remember that as an owner you can make an appointment with Wendy to come on site to see your unit. Long pants and closed toe shoes are required. A hard hat will be provided and an escort may be required. Children are not allowed on site per Claremont.

Time Schedule - the most important event is getting GSP full insurance back in place. However, at this time, we have not received clear dates from Claremont when owners will be allowed to work in their units. All previously announced dates were incorrect. As soon as we have a firm date, we will announce it.

Wade H. Everett

President