



# THE RESORT

AT GULF SHORES PLANTATION

## UPDATE- 07/23/2021

- **Buildings 1, 2 & 3-** 95% complete. Construction team is reviewing each punch list to determine if the items listed are within their scope of work for each unit. Once the repairs are addressed- punch lists are returned to Wendy to respond to owners.
- **Downspouts were started on 07/21/2021.** All downspouts will be directed to the river rock beds at the base of each building & diverted away from the building.
- **Exterior Painting Status-** Weather continues to slow the exterior painting process down- we have had A LOT of rain the last few weeks. Building 1 is 90% complete, building 2 is 80% complete & Building 3 is 70% complete.
- **Carpet in Walkways-** 75% overall complete. Building 1 & 2 are complete. Building 3 3<sup>rd</sup> floor has started & we are waiting on 11,000 sq ft of carpet to be delivered to finish.
- **Ice Maker Lines-** This is considered an owner upgrade & the HOA contractor was instructed not to replace them. If you are interested in having yours replaced, Wendy has an approved plumber that she will be happy to share their contact information with you.
- **Secure Vision will continue testing outlets-** Wendy & Secure Vision have been told by CSpire they will not be making repairs to building 3 like initially told. Secure Vision will start back on building 3 & finish testing & cleaning up wiring issues.

## BUILDING 4

- **All tile has been removed & contractor continues to remove debris.**
- **MEP Drawings-** Engineer has the plans & began reviewing on 07/20/2021. The plans were reviewed & accepted on 07/22/2021 & will be submitted to the County Plans Review Office to be added to the contractor's permits.

- **Elevator Shaft Framing-** Framing & sheathing are complete. Waiting on flashing so that water proofing can be completed.
- **Mock-Up Units-** Demo started on 07/20/2021. Contract has been signed & returned to Hansen. Mechanical is complete- waiting on plumbing, electrical & CATV.
- **Exterior Window Installation was scheduled to start on 07/22/2021.**
- **Unit Entry Doors-** Hollow metal frames with fiberglass to match buildings 1-3.
- **Exterior Electrical Rough In prior to hardy-** should start this week.

### **REC BUILDING**

- **Column Repair at indoor pool-** Mock up to be installed this week.
- **Glass Exterior Walls at indoor pool-** Amended plan meets budget to install 7' tall glass panels on East & West elevations of the indoor pool building. All glass on South elevation will be deleted & hot tub pump will remain where it is currently.
- **Finish Demo of Exterior & start North side rebuild-** Conex was delivered on 07/21/2021 so that materials can be stored.

### **Security Update**

The HOA entered into an agreement with Gulf Coast Security this week, replacing our current security provider no later than August 1. We have asked the other Phases to join us and they have agreed to participate in a shared services agreement that relinquishes control and direction of security to Phase One. We're excited to have Patric Landrum back on property and to return to a professionally run security operation that will do more than act as parking attendants.

A key emphasis of our new security protocol will be to ensure only owners and guests utilize our parking facilities, especially on the West side of building three where guests of the Dunes and customers of Sassy Bass have overtaken our parking spaces. We will be exchanging the check in form for parking passes that must be displayed on the dash of owners and guests while parked in Phase One. While we won't be charging for parking passes, guards will require the same paperwork from other Phases to exchange for a paid parking pass. Our guards will no longer sell parking passes at the gate in order to expedite the check in process

## **EAST POOL**

Recently the board voted to restore the small pool's status as an adult only pool. The small pool was designated an adult only pool in the past to provide a quiet experience for guests and to enhance the safety of children. The small pool is a much deeper pool and far less appropriate for children-- who are often unaccompanied by parents. We think returning an adult only pool to the property elevates the status of our resort.

## **OTHER NOTES**

**Plumbing, Electric Wiring & Cable inside the walls & behind the fixtures are the property of the Association. Any owner that chooses to alter any of the above must first notify the Association Manager & obtain approval. Cable may only be worked on by authorized vendor, Secure Vision, and may not be altered in any way by any other party. All electrical & plumbing work must be approved by the Association & done by an approved & licensed contractor per our Bylaws.**

**As of today, July 23<sup>rd</sup>, 2021, we do not have an update on storage units access & when they will be completed. We will work with Claremont next week to get an update on this & when they can expect to be completed.**

