



30 June 2021

What to expect for the July 3-5 reopening of Buildings 1-3

Expect the unexpected. This is still an active construction site and there is still work to be done in each building. Carpet is being laid (it looks great) and exterior painting will continue for several weeks. Landscaping is a work in progress. **This is an owner week to work in your units.**

Please keep in mind that we are reopening over a holiday weekend and there will be no plumbers, electricians, or HVAC companies on site until July 6th. Everything will be checked prior to reopening, but we can expect that things will go wrong. Come prepared - bring tools, a fan, Doan's back pills and most of all bring your patience and a great attitude.

We will have security at the gate and people on site to help direct traffic to keep things moving. If you have something significant that needs to be repaired or needs attention, you will email it to Wendy. If it is a Claremont repair, do not attempt to "fix" it, otherwise, Claremont **WILL NOT** be responsible for the repair. **ALL** communication will go to Wendy to sort and forward to the appropriate people.

Claremont employees **WILL NOT** respond to individual requests. When Claremont and their contractors are back onsite, Tuesday, July 6th, **DO NOT** ask their employees to come to your unit. They have been instructed to send anyone with any issues to Wendy.

On Tuesday, July 6th carpet laying will continue. This will be ongoing until all carpet is finished. Please do not stop their work while you get your things moved in. If carpet has not been laid or is in the process of being laid, no construction staging materials can be in the hallways.

- We expect to have the majority of the washers and dryers all working.
- We are still waiting for a number of refrigerators to be delivered. Units may have a temporary appliance in it for your use. It will be replaced once the new ones arrive. Bring a cooler just in case they do not all get delivered.
- The old doors and locks are still in place(some of these look terrible).
- There is wifi on the property, but some unit's wifi may not be up. They are working on this daily. The password for the GSP wifi is plantation.
- Plan on bringing closet organizers etc. as the Lowes and Home Depot have very low stock and most items are order only.
- The storage units are in the process of being remodeled. The majority are complete but they are continuing to work on the storage units.
- Building 4 and the Nest Pool will have a fence around it. It is strictly off limits as it is a hard hat construction zone.
- The grills have been cleaned and are ready to go. Bring your own supplies.
- There was no food truck available that week.
- The large pool will be open to our owners (not to other phases).
- The small pool will be closed until the fence is replaced July 6 - 9th.
- The beach access will be open.

Pre-Guest Rules July 3-14 No Renters or Guests

- Construction quiet hours are from 11:00 pm to 6:00 am daily.
- Materials should be staged inside the condo or on a temporary basis, immediately outside the condo.
- Materials may not block the hallways.

- Materials must be processed (sawing, operating equipment) inside the condo. No sawing or processing may be done in the hallway. If processing of material is required outside the condo, the processing must be done in a designated area outside each building.
- Owners are required to clean the carpet outside their condo each night as a result of tracking dust and debris from their condo.
- Problems with plumbing, electrical, workmanship, etc. must be identified and reported immediately to Wendy before beginning any construction or modification to your condo. **We urge you to make an immediate and complete inspection of your unit upon arrival.** Issues will be logged and triaged by a representative of the association.

Post Guest Rules Beginning July 15

- Construction quiet hours are from 6:00 pm to 9:00 am daily.
- Materials must be staged inside the condo or on a temporary basis from 9:00 am until 6:00 pm, immediately outside the condo. Materials may not be staged overnight outside the condo.
- Materials may not block the hallways.
- Materials must be processed (sawing, operating equipment) inside the condo. No sawing or processing may be done in the hallway. If processing of material is required outside the condo, the processing must be done in a designated area outside each building.
- Owners are required to clean the carpet outside their condo each night as a result of tracking dust and debris from their condo.

We all look forward to being back in our happy place, we anticipate it being a challenging but productive week. Thank you for your patience and cooperation. Safe travels everyone!

On behalf of your Board,
Wade

