



April 7, 2021

The Road to Re-Opening – Update 04/07/2021

We are happy to report the following progress notes:

- D Building Updates
 - All painting is complete.
 - Flooring is continuing.
 - 16 of the 25 units have been completed in the D building and released for walk-throughs.
- C Building Updates
 - 5th, 4th, and 3rd floor painting are complete.
 - 2nd and Ground floor drywall and texture are complete, and painting has started.
 - Flooring has begun.
- B Building Updates
 - 5th, 4th, and 3rd floor painting are complete.
 - 2nd and Ground floor drywall and texture are completed, and painting has started.
 - Trim has been completed in the building.
- A Building Updates
 - 5th and 4th floor drywall and texture are complete, and units are ready to begin paint.
 - 3rd, 2nd, and ground floor drywall and texture are being finished and prepping to begin paint.
- Roof replacement continuing for building A. Final roof trim work continues for building B and C.

An additional update was sent out today regarding re-opening timelines and when you will be allowed to rent your unit. Please see that update for answers to any questions regarding that.

As mentioned before, this is a massive project with many moving parts. Our first and foremost priority is to ensure owner access to units with an eye toward the fast-approaching rental season. Beyond that we are still negotiating the following:

- D-Wing Roofing
- A Re-Painting of all, or a large portion of the building exterior
- Windows and Window Seals
- Sliding Door walls, and Doors
- Security Camera System Repairs
- Boardwalk Repairs

- Replacement of all parking lot light poles

It is our expectation if approved, completion of the items in this list would be scheduled for a time that would not interrupt the busy travel/rental season.

In addition, the Board has asked for proposals for the following:

- Necessary Elevator Repairs
- First Floor, Floor-Coating
- Minor Parking Lot Repairs

The items in this list are under consideration. Determination will be based on cost and timing.

While it is not perfect, we are making great progress, and hope to continue to have good news moving forward.

Sincerely,



Mitch Lipon, President



Kevin Gilliland, Property Manager

On behalf of the Palm Beach Condominium Owners Association, Inc. Board of Directors, Resort Management and Staff