



Escapes to The Shores is still closed but we are working together with the contractors getting through the process and making Escapes to The Shores as beautiful and strong as ever. Though there will be some repetitive info below please note some new info that has been added.

**The following bullet points are the properties hot topics of the week:**

- This week it has come to our attention that some Owners are still confused on how the come back and insurance process works. One specific example that occurred this week involved an owner going out and purchasing their own replacement carpet. Please do not order anything for your condo until contacted by the rebuild contractor. This is very important because items you purchase without going through the proper process may result in you losing out on potential insurance coverage. If you want to upgrade or have a specific look you want included in the rebuild, please address this with the rebuild contractor when they reach out to you in the coming weeks. This will ensure that covered items are done correctly. Any difference in price for upgrades can be handled case by case and in a very structured and manageable way. Please do not send your own vendors for carpet, sheetrock etc. Owners would be well-advised to check with Property Management prior to making decisions to purchase or replace any items. By doing so, Owners can be assured they are not creating additional and unnecessary expenses for themselves. Contractors have been hired by the COA and will be replacing all damaged/removed items related to the building as defined in the condominium docs and AL Condo Act.
- In the coming week water testing and roof inspections will be conducted. Once finalized roof repairs and replacements will begin. This will be crucial as it is necessary to have the building dried in before we can begin putting the units and common elements back together.
- The attached article has some great content related to Federal Assistance as a result of hurricane sally. Here is a snippet of the information than can be found in this link:  
<https://www.fema.gov/press-release/20201019/federal-assistance-following-hurricane-sally-tops-100-million-one-month>

The funds include grants from FEMA, the National Flood Insurance Program and low-interest disaster loans from the U.S. Small Business Administration to help with uninsured or underinsured losses.

“Alabamians, particularly in our coastal communities are still working to get back on their feet following the impacts from Hurricane Sally. I remain grateful to the Trump Administration and the team at FEMA for helping provide this immediate relief for Alabamians,” Governor Ivey said. “I encourage folks in the eligible counties to take advantage of any of this assistance as we work to recover from Hurricane Sally.”

FEMA disaster assistance can help you start on your road to recovery. Alabama homeowners, renters and businesses who had property damage or loss related to Hurricane Sally have one month left to register and apply for federal disaster assistance.

**The deadline to register for assistance from FEMA and the SBA is November 19, 2020.**

- There have been a lot of inquiries regarding re-opening and when this will occur. Several factors impact this process. We are currently awaiting bids and approval for roof replacements and repairs. This process is critical and must happen before the rebuild inside can begin. The fire system is not yet repaired for life safety. The week of November 16 we will be meeting with contractors to ensure the scope for our come back process is clear. In addition, there will be leak testing to identify areas that will need additional repair or replacement. We will know more at the end of that week and have a better idea of this timeline.
- The fire system still is not online. A CPU board and a RUI+CPU motherboard has been replaced this week. These parts were necessary in order to get the panel to show any faults still in the system. Johnson Controls installed the two boards only to find six others were also damaged by water. Those parts have been ordered and once received we will install them and continue the troubleshooting of the system. In addition, the tech identified how the water was able to travel to the panel and will waterproof the conduit at this point.
- SERVPRO is finalizing mitigation efforts. One unit specifically did not pass the most recent clearance testing for mold and has been retreated and scheduled for additional testing.
- All air conditioning systems are being turned on.
- We have some issues with real estate agents coming unannounced and not following the visit protocols. If you have someone really interested in seeing and potentially buying your unit during this time, we will work with you to not impede that process as best we can. This will require strict adherence to the visit protocol for safety and

security since there are many unsafe areas in the building with mold toxins and construction zones.

- The build back contractor will be working with each owner throughout the process in their units once we begin. We are tracking owners who requested to be on the upgrades list with a spreadsheet. If you want to be on the list, please use the inquiry link on the Owners Corner requesting to be added and what you might want to change.
- Boardwalk repairs are underway. The southernmost half of the boardwalk is being rebuilt due to Sally.
- Privacy fence repairs have begun.
- Staff members will continue going unit to unit, flushing toilets and running water in drains to prevent sewer smell from permeating the units.