

March 11, 2021

Dear Escapes! To The Shores Owners,

This week we wanted to provide some more information with regards to building status and how we can try to help Owners the best we can through this challenging time.

Roofing work will soon begin as well as many other repairs beginning to gear up. With this you will begin to see construction not only in the units (metal stud repair currently) but also on the exterior with construction tunnel, cranes and more coming soon.

Though the property is a construction site, we are aware that there are several units that were luckily untouched on the inside by Hurricane Sally's effects. [Those units listed here](#) could potentially be used for Owners, Owner Guests and Rentals with some caveats outlined as follows:

1. Owners sign a waiver of liability. [Click here for the waiver](#).
2. Agree to make known all construction related concerns to guests such as construction noise during times outlined by The City of Orange Beach, lack of certain amenities (pools, gym, hot tub sauna etc.), and the dangers and hazards of a construction site (trip and fall, overhead dangers, etc.).
3. Understand that there are no resort services available other than an initial set of keys and a parking pass. Office hours are 9-5 presently and limited services are available. After hours services are not available unless there is an emergency (flood, injury, fire etc.)
4. Make guests aware that only one elevator will be available during construction hours.
5. Check in with the gated entry to verify occupancy will be required and parking passes always displayed.
6. Parking on the Third and Ground Levels will be for construction related activity only. No oversized vehicles will be allowed. Maximum height 6' 8"
7. COVID-19 Protocols will continue and mask wearing will be required as advised by State of Alabama Health Officials and CDC Guidelines

If we work together, we can make the best out of this trying and difficult situation. The Board of Directors and Onsite Management Team are working to get the property online and booming!

The following are this week's update notes:

- Porter Roofing is finalizing the AIA Contract for the replacement of the fifth floor Carlisle roofing membrane, 18<sup>th</sup> floor Carlisle membrane, and all of the metal roofing systems on the 20<sup>th</sup> story, the fifth floor, gazebo, stairwells etc.
- CRM is continuing the work on the metal studs.
- [Click here to view the Owner Presentation on build-back options](#)
- CRM will be the interior build back general contractor for all units that sustained hurricane damages. CRM has completed the unit assessments and is building a build back scope, once the scope is approved by all parties, Steve Filliaux with CRM, will be your primary point of contact. Steve will review your interior build back options: such as paint, cabinetry, and flooring. Steve's email is [sfilliaux@crmservices.us](mailto:sfilliaux@crmservices.us). Please allow 24-48 hours for Steve to get back with you. As you know he is very busy and would like to spend the appropriate amount of time with each owner.

- **The Annual Owners Meeting will be held via teleconference (Dial in: 910-302-8089, Conference ID: 599 255 614#) on Saturday, March 13th, 2021 at 9:00 AM CST.** Notices were sent out to all owners on 2/17/21 via USPS.
- Multiple owners have asked for a loss assessment letter and projected reopening date, we have this document ready and will email to anyone who needs it upon request through the Root Act-On email link will be here.
- Stone Mountain began installation of the construction tunnel going from the elevator to the beach access.
- **We have changed the weekly updates to begin this week coming on Wednesdays going forward.**

We are still on schedule with the CRM projected timeline of mid-June completion of damaged units. Common areas may not be complete before the units, but the primary goal is to get damaged units to the owners as soon as possible. We will continue to send weekly updates and keep everyone as informed as possible through this process. Please understand this is a fluid situation and that dates are always subject to change.

In addition to the updates here are some things that impact finalization of the project and are necessary during construction but not limited to:

- The indoor pool and hot tub areas will be getting new fire suppression piping as the current system is rusted and failing.
- Hurricane Sally impacted the gym as a complete loss. The gym is receiving a complete revamp with industrial style ceilings, gym style flooring, new fire suppression, etc. Saving the best gym note for last **ALL NEW GYM EQUIPMENT!**
- The Sauna and Steam Room will also be receiving necessary repairs.
- Decking for the hot tub not properly sloped for drainage away from the gym will be corrected.
- Common Area walkways will be repainted, and new carpeting installed.
- Rusted and in disrepair the garage doors in the indoor pool will be replaced with a window wall design.
- Failing and outdated water heaters will be replaced.

Again, we understand how trying this has been and appreciate your patience as we navigate this disaster. As always, we hope you are staying safe and healthy! We look forward to opening back up with a building that was better than before!