



January 22, 2021

Good Friday afternoon Owners,

The following are this week's update notes:

- During the cold last week, the dry system tripped causing the Fire Department to be called. The issue is a TYCO valve that needed to be replaced. Due to pricing and lead time concerns for JCI, McCoy Fire was hired to complete this repair. Parts were received yesterday and McCoy, as of this writing, is installing and will be complete by days end.
- The roof design and bid set is 100% pending final Senior Engineer review. Currently, this bid has been sent to roofers for the final bidding process to begin. Several new roofing companies have been brought to us. Really good candidates, they have good lead times once estimates are compared and approved.
- Leak detection is scheduled to come out and assist in Sinclair Pools investigation of the outdoor pool losing substantial water amounts.
- The indoor pool pump motor was received and will be installed next week.
- According to the Fire Marshall, the galvanized piping in the gym and pool area is not up-to-code and is in need of replacement to a PVC type. Therefore, JCI and McCoy are being asked to quote the replacement of the fire suppression plumbing in both areas.
- Some elevator repairs took place this week and construction padding estimates received.
- Taylor Power generator contracts have been executed and the generator has been ordered. ETA for installation is late April, first week of May. Order confirmation estimates April 24, 2021 ship date.
- Green Electric has been approved to replace the broken half light pole on the third floor and ordered the parts.
- The fifth-floor roofing estimate which was originally received by the only vendor at the time has been tabled as a new company has emerged as a better choice. They inspected the roof, discussed some minor changes to the new design, and will be quoting next week. Once approved, lead time on materials for this small roof membrane area is 7 days.
- CRM continued walking and creating the final build back scope for units and will begin contacting unit owners regarding their units and repair scopes including upgrades soon.
- Frame and sheetrock professionals finalized the board count and stud repair items so that materials can be confirmed before ordering.
- Construction tunnel estimates from two vendors have been received and will be approved next week.
- Owners have been visiting their units frequently. **Management asks that due to the volume of vehicles entering and exiting, Owners and their Guests need to receive a parking pass hang tag from the office staff and hang it from the rearview mirror. This can be obtained between the hours of 9AM to 5PM on the third floor.**

The Board and Resort Management thank you for your patience through this challenge. Together we will come back and be better than before Hurricane Sally!

Sincerely,  
Resort Management