



April 14, 2021

We are happy to report the following progress notes:

- D Building Updates
 - All painting is complete.
 - Flooring continues.
 - Most units are complete and walk-throughs are continuing to be scheduled.
- C Building Updates
 - The 5th-floor painting is complete, and flooring has begun.
 - Painting and trim have been completed on floors ground, 2, 3, and 4.
- B Building Updates
 - The 5th-floor painting is complete, and flooring has begun.
 - Painting and trim have been completed on floors ground, 2, 3, and 4.
- A Building Updates
 - Drywall and texture are complete on all floors – trim work is being done.
- Roof decking and TPO replacement 50% completed on A Extended weather forecast call for rain all week.

Saturday, April 10th, Orange Beach was hit with a storm that produced softball-sized hail. This size of hail has never been seen in this area and over 700 cars were damaged across the island. The property is being thoroughly inspected for any damage sustained by the hail. Significant damage was sustained to the metal roofing on the building in addition to dented handrails, impact craters on some walls, and damaged pool furniture. A claim has been filed and will update Owners if any changes to timelines or additions come as a result.

We continue to press on and are determined to bring Palm Beach back to its original glory!

On April 13th, a construction meeting with C-Sharpe and BECI regarding the build back of the east corner walls that were damaged by Hurricane Sally. This work will begin on Monday, April 19th. Once this work begins the A building will be completely off-limits to all owners and personnel outside of C-Sharpe or BECI. No owner visits will be permitted until the work is completed and the building is safe to enter.

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, ResortManagement and Staff