



March 24,2021

The Road to Re-Opening – Update 03/24/2021

We are happy to report the following progress notes:

- **D Building Updates**
 - All painting is complete.
 - 1st floor outlets, faceplates, vent covers, etc. are near completion for replacement.
 - We are waiting on the delivery and installation of floor finishes, custom cabinets, and counter tops to complete units.
- **C Building Updates**
 - 5th floor painting is complete.
 - 3rd and 4th floors drywall/texture is complete, ceilings have been sprayed and prepping for trim and wall paint has begun
 - 2nd and Ground floor drywall and texture are complete and ready to paint
 - Water heaters on all floors have been re-installed and the trim put back is complete on floor 2-4.
- **B Building Updates**
 - 5th floor painting is complete.
 - 3rd and 4th floors drywall/texture is complete, ceilings have been sprayed and prepping for trim and wall paint has begun
 - 2nd and Ground floor drywall and texture are complete and ready to paint
 - Water heaters on all floors have been re-installed and the trim put back is complete on floor 2-4.
- **A Building Updates**
 - Drywall has been replaced and drywall finishing has been started on all floors.
 - Drywall sanding is scheduled to be complete this week
 - C-Sharpe has submitted a proposal for exterior safety issue repairs and contract is coming soon.
- Roof decking and TPO replacement 50% completed on A roof. Extended weather forecast calls for rain all week.

Owners have been asking when during the phased opening, will they be able to begin renting their units. The Phased Re-Opening description was outlined as Owners Only during the initial release of units to the Owners by CRM. Once the entire D Building, B and C Building together and A Building have been finished the Owners in the open building can begin allowing rentals with some specific caveats.

Since being addressed in previous communications and during the two Zoom Meetings, Owners continue to show confusion about this process. We have received multiple requests regarding being allowed to rent this week and have heard pleas for exceptions. These questions have been heard by the Management Team and Board President and understand the financial impacts Owners are feeling. The Board President has requested this be discussed in the upcoming Board meeting next week. Stay tuned for more to come on this discussion.

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