



November 20, 2020

Unfortunately, The Palm Beach is still red-tagged for unsafe conditions by the City of Orange Beach and remains CLOSED to Occupancy.

Better News – The Hurricane Sally – Palm Beach Comeback Phase Has Begun!

This week– Blankenship Air delivered all the new replacement AC components to our roof, and began installation. During this process two units that were not damaged in the storm were found to be compromised and experienced damage post-storm. Due to this, no one is allowed on the roof until further notice without exception.



Johnson Controls has diagnosed and repaired the majority of the fire alarm and suppression systems, with the exception a few parts that remain in-transit. We expect to have a fully functioning system online shortly.

Kevin Gilliland met with our Insurance Adjusters, JS Held Engineering and Marcel Lopez of CRM Construction Division. The intent of this meeting was to walk through the units and verify the scopes for the remediation. Those walk-throughs have been completed and JS Held is in the process of finalizing the build-back scopes. We expect that work to be completed very soon.

The process of finalizing the inspection reports and proposal for Roof Replacement at Palm Beach Resort are complete. We anticipate starting the roof replacements and repairs in early December 2020. This work must be completed before unit work can begin, as the building needs to be dried-in, and the roof is critical to that end.

The Palm Beach Resort Units were toured by The City of Orange Beach Building Officials on Monday November 16, 2020. The purpose of this visit was to ensure no additional code upgrades would be required during the build back. We now have an action plan that can be used to finalize a scope to meet the City of Orange Beach requirements. Our engineering and insurance team is working to complete remediation scopes and construction plans will be determined as quickly as possible once we receive them.

Build-back repairs will be logistically prioritized in a way that will allow us to open the most units possible in the quickest timeframe. The initial focus will be in those that require the least amount repairs.

Units will be opened in sections in order to ensure the safety of all involved. A phased opening schedule for the property is dependent on approval from the City of Orange Beach Building Officials and other interested parties of the planned rebuild. Critically important on the list is the installation of the roof as it drives the progress to follow. It is the goal of the Board, Property Management and Contractors to get these units completed and ready for occupancy as quickly and efficiently as possible; this cannot be overstated.

Due to the scope of work required and processes we must follow; the planning, and the startup stage of the reconstruction may take longer than what most people would expect. It is, however, imperative that we work through these initial processes in a manner that will mitigate errors and oversights throughout the project. Mistakes WILL cause delays or unnecessary expenses; our team is doing everything we can to avoid them!

Projected Opening Date for Owners ONLY

With the timelines mentioned above and the current scope of work, the anticipated phased opening is projected to begin on or around March 1, 2021. This reopening will initially be available to the condo owners only with no rentals allowed. That said, Sections will be reopened as they are completed. These openings will likely require, liability waivers and structured rules for Owner-Only occupancy the open areas of the site, as it will be an active construction site with noise and other inherent dangers.

As we progress through the project, we will keep owners updated with any changes should they occur in the timeline.

The Board and all parties involved are aware of the gravity of the timeline and will work diligently to reopen as quickly as possible. The processes may seem lengthy but are necessary to ensure that Palm Beach Resort is repaired properly.

Please remember that during this process and until further notice; scheduling visits, vendor deliveries etc. need to be discussed and approved with the Resort Staff for everyone's safety and security.

With the upcoming holiday week there will be little changes in the reporting. Expect the next update to resume on Friday December 4, 2020.

The staff would like to thank you for your patience through this difficult process. Our Team has been working diligently to provide information they have been given by Kevin Gilliland and the Board in addition to property tours with owners and vendors.

We appreciate the ability to serve you and thank you for your commitment to Palm Beach Resort!

Sincerely,

Palm Beach Condominium Owners Association, Inc. Board of Directors, Resort Management and Staff