



April 21, 2021

We are happy to report the following progress notes:

- D Building Updates
 - All painting is complete.
 - All flooring is complete.
 - 23 of 25 units are complete.
- 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.
 - Units are ready for flooring.
- 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.
 - Units are ready for flooring.
- A Building Updates
 - Drywall and texture are complete on all floors – trim work is being done.
- BECI has been on property to inspect damage from the hailstorm on April 10th.
- Gene Adams and Kevin Gilliland are meeting with insurance adjustors this week to discuss the "D" roof.

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
- Replacement of patio furniture

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