

HVAC: J&V Air Conditioning, Inc., 101 25th Street NW, Naples, FL, 239-687-0050 (Lazaro Martinez) have installed the bulk-purchased condensers for buildings 1 through 9. If you had someone besides J and V install your condenser, please save your invoice and we will ask for it later. Buildings 1 through 11 are completed for the original bulk order. CRC will proceed to replace any broken thermostats on first floor along with any disconnect boxes and whips not already replaced. We are in process of compiling a final bulk order; if you haven't replaced your condenser and you didn't get an email regarding the deadline, please reach out to Melissa.

WIND CLAIM: Drywall repair in wind-damaged units on floors 2 through 4 should be completed by 1/20/23, currently working in buildings 8 and 9. Damaged windows above the 4' line are covered under the Master wind policy; however, the amount is still to be determined by the adjuster; there is nothing to do until we get more definitive information from him. **If you replace your windows before we have reached a resolution with the wind adjuster, YOU MAY JEOPARDIZE ANY CLAIM AND RISK NOT GETTING REIMBURSED.** CRC has ordered 62 windows to replace the ones that are boarded up. **These are now scheduled to arrive end of February with installation and drywall repaired soon thereafter.** Insurance coverage for screen replacement is still unresolved; however, we are actively working on it. There is also a shortage of screen material, so it may be months before resolution. Keep in mind SRM may have moved furniture to address the remediation, and the Master policy will cover one move of personal property, so if they move anything back at your request, they must bill you for it.

Items covered by the wind policy for units above the first floor:

- Moisture remediation
- Window repair or replacement
- Moisture barrier
- Insulation
- Paint-ready drywall **(does not include texture)**

The owner is responsible to make repairs for all other wind damages, which should be covered by your own H06 policy.

CRC REBUILD:

Permits – buildings 1 through 3 are permitted but awaiting approval of Commencement of Work from Lee County; applications for buildings 4 through 11 have been submitted.

Initial CRC meetings have been held for all first-floor owners. **One on one meetings with Tyler are finishing up for buildings 1 thru 3, with buildings 4 through 7 next. Nick Rozak will begin calling owners in buildings 1 thru 3 to review finish selections.** If you want to see the paint options, visit Sherwin Williams to view:

- SW 7661 Reflection
- SW 7005 Pure White
- SW 7012 Creamy

Rough Plumbing: Buildings 2, 3 and 4 are completed (still need inspection), finishing building 5 today, will move to building 1 Thursday.

Electrical: Buildings 2 & 3 are completed, working in 1 and 4 now, will be in building 5 next week.

The pool, fitness center, card room, and library are closed indefinitely. The pool has been drained and we're expecting an evaluation and quote in mid-January

Elevators – Be sure to carry a phone with you in case the emergency phone is malfunctioning. Keep in mind the elevators are working but have not officially been repaired as most of the parts are still on order. We are doing the best we can to keep them operating.

No parking spots are assigned at this time. Please do not park up against the buildings/sidewalks as those spots are reserved for restoration equipment.

We are expecting a second bid soon for carports.

RESOURCES – AVAILABLE ON OUR WEBSITE UNDER THE “INSURANCE” HEADING

- Master Flood Declarations
- Master Wind Policy
- Master Flood coverage
- Details of Loss on HP letterhead by Terrace

The Board approved **for first-floor owners only** an exception for parking a storage trailer not to exceed 8' x 16' from now through issuance of your certificate of occupancy.

Items covered by Master flood policy includes the following which will be replaced with “like, kind and quality”:

- Drywall
- Baseboards
- Flooring (EXCEPT tile in good condition, if tile is damaged all of it is removed and included in the claim; if only the grout is damaged it will be cleaned/sanitized, then replaced in the restoration phase. If there's nothing wrong with your tile but you want to take this opportunity to get it removed, removal & replacement will be at your expense)
- Interior doors and casings
- Kitchen base cabinets (they will try to preserve stone countertops, but they often break during the process. But remember, it will be replaced with “like and kind”)
- Bathroom lavatories
- Major appliances
- HVAC condenser
- Lanai sliders (first floor only, and only if damaged, along with damaged front door and screens.)

Public Adjuster: The Board has hired Altieri Insurance Consultants to assess the damages from Hurricane Ian and assist us in getting a fair settlement from our wind insurance claim. Their representative has examined units in all buildings.

FEMA: 800-621-3362 www.fema.org If you don't have flood coverage of your own, it's recommended you file a claim against your property insurance to provide to FEMA as they will require proof you have none. If desired, you can then apply for a home loan through the Small Business Association. They are still set up at the Lakes Regional Library in a separate room than FEMA. You should also ask your tax preparer if you qualify for tax relief due to this disaster.