

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 11. 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. All thermostats on first floor were replaced as needed, will complete the disconnect boxes and whips not already done, B-11, and B1 – B3 are done, starting on B-4 today as soon as all condensers have been replaced. We are in process of compiling a final bulk order; if you haven't replaced your condenser please contact Melissa.

WIND CLAIM: Crowther Roofing is scheduled soon for repair of insulation, soffits, and downspouts. Damaged windows above the 4' line is 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 PGT windows to replace the ones that are boarded up, but because the shipping date has been delayed. 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
- Boarded up windows
- 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:

WHILE CRC IS WORKING ON THE FIRST FLOOR OF EVERY BUILDING THERE IS TO BE NO ENTRY!
FOR YOUR SAFETY, EVERYONE PLEASE STAY OUT OF YOUR OWN UNIT AND NO ONE SHOULD BE TRESPASSING IN SOMEONE ELSE'S UNIT!

Permits – Received all for buildings 1 through 7, released 10 and 11, but need to be finalized. Still working on B8 & B9

One on one meetings with Tyler are in process for the second round for those that had missed their first meeting with him. Meetings with Nick to select finishes are done for buildings 1 through 5, meeting with building 6 owners late this week and next week.

- Rough Plumbing: All buildings are done, awaiting inspections. THE INSPECTIONS WILL NOT BE DONE UNTIL TUB REPLACEMENT IS COMPLETED. Called for inspections for buildings 6 through 7.

- Electrical: All buildings are done, awaiting inspections. Buildings 1 through 7 passed electrical inspections.
- Vapor barrier: Building 1, 4 & 5 installed and passed inspection, installing in buildings 6 & 7 pending plumbing inspections.
- Buildings 2 & 3 are textured and priming walls and working on buildings 4-7. Hanging drywall in building 4. Building 1 hanging drywall is complete, finishing in progress.
- The fitness center, card room, and library are closed indefinitely; the pool should be open in April.
- Pool: Keegan Electric has begun, waiting on equipment. Imaginautics/Siesta Pebbles has started the tile installation. Next step is the chemical wash, followed by polymer coat, then curing.
- 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.
- PARKING - 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 have received a second bid for carports.
- Front gate: Repairs are nearing completion. Unless you lost your remote during Ian, it should still work when the gates are operational. If not, you can purchase another one from Melissa at a cost of \$25.

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 and flood insurance claims. Their representative has examined units in all buildings.

First-floor owners can call Lee County Tax Advisor, 239-533-6100, to inquire about a tax deduction for the time their units are uninhabitable.

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.