

## HERITAGE POINTE STATUS

UPDATED 11/16/23

### OVERALL PROPERTY:

#### Clubhouse:

- The fitness center and library are open; however, there may be times they will be closed to finish construction.

#### Front gate:

- Due to heavy construction traffic the gates will remain open from 6:00 AM until 5:00 PM
- Replacement remotes can be purchased in the office at a cost of \$25.

#### Parking:

- No spots are currently assigned.
- Please do not park up against the buildings as those spots are reserved for restoration equipment. EXCEPT FOR BUILDINGS 1, 2, 3, 4, 5, 6, 7 & 11.
- Considering two bids for carport replacements

#### Elevators:

- Be sure to carry a phone with you in case the emergency phone is malfunctioning.

#### Lake:

- Salinity is coming down.
- Fountains cannot be operated due to salinity factor.
- Using recommended product to allow irrigation to resume.

#### Public Adjuster:

- The Board has hired Altieri Insurance Consultants to assess the damage from Hurricane Ian and assist us in getting a fair settlement from our wind and flood insurance claims.

### WIND CLAIM:

#### Items covered by the Master wind policy for floors 2 – 4:

- **Moisture remediation**
- **Boarded up windows.**
- **Moisture barrier**
- **Paint-ready drywall (does not include texture)**
- **The owner is responsible for making repairs for ALL other wind damage, which should be covered by your own H06 policy.**

#### Lanai Screens:

- Insurance coverage for screen replacement is still unresolved.
- There is a shortage of screen material, so it may be months before resolution.

#### Windows:

- Boarded-up windows.
  - All have been replaced.
- All other damaged windows
  - Amount is still to be determined by the adjuster, can do nothing until we get more definitive information.
  - If you replace your windows before we have reached a resolution with the wind adjuster, please take photos of the damaged window, and save your receipt.

## FLOOD CLAIM:

### **CRC First-Floor Restoration Daily Activity:**

**Building 1-** Completing punch list items. Completing final inspections. Beginning exterior prep and painting.

**Building 2-** Completing final plumbing as units become available. Completing punch list items. Completing final inspections.

**Building 3-** Completing punch list items. Completing final inspections.

**Building 4-** Completing final electric and final plumbing as units become available. Completing punch list items. Completing cleaning. Completing final inspections.

**Building 5-** Completing final electric and final plumbing as units become available. Completing punch list items. Completing cleaning. Completing final inspections.

**Building 6-** Completing final electrical trim. Completing final plumbing as units become available. Owner walk throughs in progress. Installing front screen doors.

**Building 7-** Completing final plumbing as units become available. Completing punch list items and final cleaning. Installing front screen doors and re screen of back lanai upper panels.

**Building 8-** Completing electrical trim out throughout all units in building. Installing hardware and finishes. Installing front screen doors and re screen of back lanai upper panels.

**Building 9-** Completing electrical trim out throughout all units in building. Installing hardware and finishes. Installing cabinets in all units. Installing front screen doors and re screen of back lanai upper panels.

**Building 10-** Continued electrical trim in all units. Installing hardware and finishes. Installing front screen doors and re screen of back lanai upper panels.

**Building 11-** Completing final electrical trim. Completing final plumbing as units become available. Completing punch list items. Installing front screen doors.

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

- Drywall
- Baseboards
- Flooring (EXCEPT tile which will be cleaned and sanitized.)
- Interior doors and casings
- Kitchen base cabinets only
- Bathrooms
- Lanai sliders

### 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