

From: [Gayle D. Connolly](#)
To: [Gayle D. Connolly](#)
Subject: October 14 Update
Date: Saturday, October 14, 2017 5:36:22 PM

Good afternoon!

So, I need to find a more efficient way to get photos to all of you, Facebook does not seem to be working for every one. Possibly the best solution is to add the links to these emails. So, soon - but not tonight - you'll be getting an email full of links to photos. This will include photos of the floor plans and original sales documents. Thank you for your patience there.

On the easier issues we worked on this week:

Boat still there - mostly because I didn't have time to work on it. It'll get done

Pool is full.... and green. But not mossy and full of debris! (sometimes, you just have to laugh...) The pool company is going to finish repairing the plumbing and loan us - free of charge for the next year - a temporary pump. They will be back on site Monday to get our water a prettier color and then we'll be able to keep it that way. Remember, NOT swimming clean, just stop the damage clean.

We're working out issues with utilities, not all of which are necessary any longer. For instance, we don't need all of our electrical meters going - just the ones for sprinklers and pool (though we may be stuck with all if the penalty for shutting off is too high). Trash, trying to have trash bin removed - we won't have any and, as much as we like them, I'm not too interested in maintaining it for our neighbors to use. And so on.

We're talking to everybody from FEMA to Bono (haha?) about dredging our canals. Of course, every government agency we've spoken with says they "don't do that". I suspect as this moves on there MAY be a group that picks the canal issues up - but, we are trying to plan for the eventuality it does not. Much like we are attempting to do with utilizing the erosion portion of our policy to potentially assist with bulkheads, we are going to attempt to have dredging covered by the debris removal portion of our policy. Cross your fingers for both.

Ok, so the rest of this report is going to deal with observations in individual units from 101 through 712. Please understand, these observations CAN BE flawed. In some cases, I cannot see the whole of an item, such as counter tops. In some cases a floor might look perfect - but there appear to be issues with subflooring. So, just like every other aspect of this situation, what I am reporting here can change.

Some guides for how to read the following:

- * Nothing is "in place" unless so noted. So, your cabinets may be there - but not where you left them.
- * You will note commentary to bring Engineer in certain units. An Engineer will look at ALL units - these notations merely denote units with more than "normal" indicators of concern.
- * If an area is not demo'd - such as a kitchen or bath, all insulation will still be removed from ceilings.
- * I try to be very specific on sinks/counter tops/cabinets.... if the report says "sink/counter top

appears ok" - that means there is no longer a cabinet attached to them. If the report states "sink appears ok" - that means that is all there is, a sink.

If this report has you worried or concerned about an item, please just let me know.

Last, some items have been broken during demo. They did try very hard - and we did save many things I wasn't sure could be saved. But some items just didn't make it. So, please know Bobby and I hate it every single time I have to type "marble broken" and we are both very sorry to have to tell you so. These items WILL be replaced, they ARE covered.

And here is our list:

101 Front bedroom two large mirrors and tub ok. All cabinets down, could be damaged or could be need clean. Marble counter tops look ok. Appliances ready to be removed. Big fan/light appears ok. Toilet/tub upstairs still in place. Master interior windows still in place.

102 Wood flooring in front bedroom ruined. Down tub and tile floor appear ok. Marble counter top did break. Up tile flooring ok. Still have commode and tub. One sink damaged. Pedestal sink appears ok.

103 Down tile flooring looks ok. Tub in place. Kitchen sink and counter top ok. Large mirrored cabinet ok. Light fixtures/fan appear ok. All counter tops appear to be ok. Up tile flooring and shower pan appear ok. 2 Sink/counter top intact. One cabinet appears ok.

104 Down Louvered closet doors ok. Commode/tub in place. Appliances ready for removal. Bath and kitchen sinks ok. All flooring UP gone. Tub in place, louvered shutters/windows ok.

201 Front bedroom tub in place. Appliances ready for removal. Sink counter top ok. Laminate flooring appears fine. Commode/tub in master in place. Cabinet for front bath still ok.

202 All tile appears good. Minor damage to bath cabinet, won't matter when counter top reinstalled. Tub/toilet in place both baths. Bath cabinet/counter top/sink appear ok. Counter top and sink appear ok. Cabinets not fine. Appliances ready for removal.

203 Tile flooring appears good. Front bath tub and commode remain. Counter tops appear to be ok. Cabinets damaged by mold. Appliances ready to be removed. 3 fans, 1 light fixture ok. 2nd bath sink/ counter top ok. Kitchen sink good. Master bath tub and sink/counter top in place.

204 Tile appears good. Commode and tub in both baths. Lavatory sink (1), kitchen sink, light fixtures may be ok. No counter tops survived. Appliances ready for removal.

205 Tile flooring in place, looks ok. Front bedroom tub/commode ok. Appliances ready for removal. Cabinets appear ok. Light fixture. Kitchen sink ok. Louvered doors ok. Master light fixture. Extra floor tiles in boxes. Master bath commode/tub in place. Sink cabinet looks ok. Wall cabinet also ok.

206 Tile flooring appears ok. Tile in extra bath ok. Commode tub in place. Sink ok, no cabinet. Damage to wood floor. Kitchen sink ok. Blue cabinet missing two legs. Can be refinished. 1 ceiling light fixture. Appliances ready for removal. Master tile ok. Commode maybe crooked. Tub/sink and counter top look ok. Cabinet not ok.

207 Tile flooring appears to be good throughout. Commode/tub front bath. 1 lavatory sink, 1 kitchen sink. Appliances ready for removal. No counter tops. Commode and tub in master in place. Wooden cabinet with lock in brm.

208 Tile flooring looks good. Wood flooring in bedrooms. 2nd bedroom commode, tub, sink ok. No cabinet. In wall cabinet ok. Stainless sink showing rust. 3 fans, blue probably not ok. Minor rust on oven. Master bath tile ok, tub and commode in place. Another fan looks ok – but has minor rust. Some damage to wood flooring, water evident.

301 Up - Pedestal sink, tub in place upstairs bath. Stone tile looks good, shower good, commode good. Bath cabinet not ok. Down tile flooring looks ok throughout. Commode and tub ok. Large counter top with stainless sink looks ok. Some lav light fixtures. Also DR light fixture. Electric fireplace seems ok. Appliances ready to be removed. Only one cabinet remains downstairs.

302 Down Wood flooring appears ok. Large fan and canned lighting remain. Cabinets moldy, will need replace. Stove may need repair to leg. Down bedroom and bath cabinets mold, counter tops sink fine. Commode toilet in place. Up tub and commode in place, cabinet from bath looks ok, tile flooring 2nd bath ok, shower pan in place, minor tile damage to step into shower. Cabinet/sink/counter top ok. Louvered doors and shutters seem fine. Master bath cabinet looks good. Commode in place.

303 Down Front door gone. Tile looks good. 4 fans, one, all white not good. Assorted light fixtures seem ok. Cabinets ok but one smaller piece of marble broke, the large piece fine. Tub in place. Appliances ready for removal. Up bath tile floor appears fine, commode and tub fine. Both bath counter/sink fine, cabinets probably ruined. Commode in place.

304 Tile flooring seems ok. 1 ceiling fan and canned lights may or may not be ok. No cabinets, sinks or fixtures. Flooring in down bath ok, tub/commode in place. Appliances ready to be removed. Includes wine fridge. UP bath tile appears fine. Tub intact. Sink remains. Master bath down to concrete. Sink and counter top in master appears ok. Louvers appears fine.

401 Commode in place. Tile flooring appears fine at entry/ kitchen/ ½ bath. Countertop seems ok. Appliances ready for removal (some minor rust needs attention). Pedestal sink fine. Multiple light fixtures. Upstairs commodes intact, tub intact, all flooring gone.

402 Up sink intact. Commodes, shower intact. Fancy light intact. No flooring up. Down : Tile seems to be intact throughout. Sink intact, commode intact. Appliances : washing machine possible damage, counter top fine, light fixtures, kitchen sink, all other appliances ok and ready for storage.

403 Down tile appears ok throughout. Minor dents on washer, appliances ready for removal.

Counter top appears fine, double sink/fixtures intact, commode intact. Up: all flooring gone, two commodes intact, bath cabinets/sink intact. 1 counter top runner arm broken, will need replace. Plantation shutters in front bedroom intact.

404 Up wood flooring water damaged LR, probably needs replaced. Tile in bath, tubs, toilets intact. Down tile intact, 1 light fixture, sink ok, appliances ready for removal, pedestal sink ok, commode ok.

405 Down tile appears ok, appliances ready for removal, commode and tub in place. UP all flooring upstairs gone, tub and commode in place, 1 large mirror ok. *Structural engineer necessary

406 UP commode in place, glass shelving and shower door saved, appliances ready for removal, no flooring, back/side walls gone canal side, bathroom double sink/cabinet minor damage (completely save-able), broken commode, bath flooring/shower in place – but very likely to be demo'd in phase 2. DOWN Tile floor intact, kitchen cabinet gone, no counter tops, tile flooring in closet damaged, staining on flooring in front bedroom – appears debris/rust damage. Water intrusion significant, mold. *Structural engineer necessary

501 Tile good, bathtub (master), minor damage at tile back door, appliances ready for removal, front bedroom electrical panel removed, commode and tub in place, lavatory sinks both good, kitchen double porcelain good, counter tops undetermined, 1 large and 1 medium mirror minor cracks (ruined), 2 medium mirrors ok.

502 (10/10) Needs complete demo. Much mold. All remaining furniture mold damaged, will be demo'd. Water intrusion LR exterior wall extensive, flooring (10/12) Tile flooring in good shape, 2 medium mirror ok. Bath light ok. Tub, toilet in place. Kitchen full demo. Appliances ready for removal, 1 bath sink, 1 double stainless kitchen sink

503 Tile floor looks good, master bath not demo'd, chip in bedroom tile, Master closet not demo'd looks and smells fine, large mirror with wicker frame top corner broken, louvered doors in place, utility closet not demo'd, front bedroom bath not demo'd looks good, kitchen not demo'd appears ok but fridge moldy. Appliances do not appear to have been readied for moving – will follow up, two fans and trac lighting look ok.

504 wood flooring appears ok in entry but shows water damage in master, large marble counter top and sink ok, cabinetry looks ok, appliances ready to removal, looks like plantation shutters ok, counter tops all there, but impossible to tell if completely undamaged, water intrusion evident on structural members, front bedroom flooring looks ok, 2nd bath looks fine, master bath intact (mold on hallway side of drywall) 3 fans and light fixtures being held in master bath, floor needs assessment – probably ok.

505 Wood flooring ruined by significant water intrusion, large marble counter top broken at sink, commode and tub in place, minor crack in bath tile floor (probably needs demo due to water), mirror ok, master, tub and commode intact, flooring removed. Spalling in concrete at sliding glass door. *Need structural engineer to determine subflooring movement. Same wall structure.

506 tile flooring appears ok with one tile cracked in kitchen, significant spalling concrete in LR, shower doors, sink, commode and tub remain in front bath but no flooring. Master bath has

crack in tiles due to floor shifting, commode intact, most interior doors still in unit. Not expecting will remain. Double sink ok, two medium sized mirrors ok, master tub gone. Appliances ready to go.

507 tile in good shape throughout, kitchen intact – need to remove insulation above. Mold on rug in kitchen, 2nd bedroom much water intrusion damage, 2nd bath intact. Master bath intact, spalling on concrete floor (some old, repaired)

508 flooring looks good throughout, bath intact except door trim, 2nd bath intact, appliances ready for removal, kitchen sink, marble counter top good, cabinet it's on is not. *Structural engineer necessary - need to check subflooring/structure below.

601 – Demo in progress. Will be full. Laminate flooring water damaged, will be removed. Kitchen sink seems ok. Remaining furniture coated in mold, will be demo'd. Tile flooring appears ok, can't be certain until demo crew out.

602 Demo in progress. Tile flooring looks ok. Kitchen cabinets molded and will go. Counter tops all appear ok. Commode and tub in place. Partial demo will definitely become full.

603 Tile in good shape throughout. Front bath tile, sink/counter top and tub good, commode broken. Large pretty counter tops appear to be in good shape. Sink good. Master commode bath in place.

604 Tile appears fine. Master bath not demo'd. Stainless sink/counter top good. Appliances ready to remove.

605 Tile flooring two broken tiles at entry to 2nd bedroom, marble counter top from bath look good, marble from kitchen counter look ok, kitchen tile broken where pantry cabinet stood, tile in LR fine, appliances ready for removal, though a lot of rust. Vent-a-hood and Refrigerator ruined. Furniture coated in mold, demo removal nearly complete. Tub/commode in place. Sink/marble counter top ok.

606 Tile flooring looks good, 2nd bath commode tub and hanging cabinet look ok. Mid size mirror fine. Kitchen empty other than tile, good. Cabinets ruined. Includes counter tops. Appliances ready for removal. Double stainless sink probably ok. Master bath demo not complete –may not be necessary to do more but missing drawers from cabinet. Master ceiling fan probably ok. Fishing poles saved.

607 Tile flooring looks ok. Laminate flooring (Master) needs additional assessment, sub-floor appears damaged. Bathroom tub remains. LR and 2nd bedroom show additional signs of structural distress (subfloor). Appliances ready to be removed. 2nd bath has tub. *Requires Engineer.

608 Tile flooring appears good. Kitchen became full demo. Appliances ready for removal. Double stainless sink there but may need replace. Laminate flooring in 2nd bedroom water damaged. Sink commode and tub in 2nd bath. Commode and tub in Master bath. Laminate flooring minor water damage. Floor deflection near 607 side. *Requires Engineer.

609 Tile looking good. Master bath commode and tub. Laminate flooring stained by standing water/debris. 2nd bedroom floor deflection. Commode and tub in place. Minor water damage o LR laminate, likely needs replaced. All appliances ready to remove. Double stainless sink good. *Engineer required for 2nd bedroom subfloor.

610 Brick flooring scuffed, requires additional assessment. Master bath not demo'd, seems ok. Utility tile needs removed. 2nd bath not demo'd, but likely should have been -will reassess. Appliances ready to be removed. Double sink ok, counter top not.

611 Demo not complete. Tile looks good but may have hollow spots. Needs further assessment. Kitchen not demo'd but indications more required. 2nd bath looks ok.

612 Laminate wood flooring damaged, bath counter top and mid-size mirror fine. Commode and tub in place. Sliding glass shower door broken. Commode tub ok. Bath cabinets ok. Kitchen cabinets/counter top water damaged. Master bath not demo'd Appliances ready for removal (minor rusting apparent) *Requires Engineer to assess structure – rear/side walls/subfloor.

701 Laminate floor in 2nd bath still there but water damaged, commode and tub in place. Appliance ready for removal. Debris damage on dishwasher/light rust. White double sink fine, 2 bath sinks/counter tops fine. Commode and bath remain in master. *Requires Structural Engineer.

702 Wood laminate flooring needs further assessment, may be swelling. Commode/tub in 2nd bath, cabinets water damaged, appliances ready for removal, bath sink, double stainless kitchen sink, three light fixtures all seem ok, two fans (not sure they're ok). Maser tub/commode remain. Demo not complete.

703 Demo in progress. Looks to be full demo. 2nd Bath cabinet/sink/counter appear ok. Light fixtures appear ok. Medium mirror minor damage, could be framed and fine. Appliances ready for removal. Master bath tub may remain.

704 Demo in progress. Looks like tubs and commodes will remain in place. Probably full demo. Definitely Master/master bath. Fam may be ok. Flooring looks ok.

705 Full Crews in place. Cannot inspect.

706 Demo not begun, scheduled for partial but expect to be full – additional damages apparent. Tape up to save Master Bath, maybe can save. Carpet will go. Flooring otherwise looks good. One broken light fixture above kitchen counter, thus replacement needed. Appliances will be removed. Gorgeous countertop will have to be removed, will do our best to save.

707 Fire and Storm damage total. Requires Structural Engineer.

708 Fire damage still evident. Demo will be full Commode/tub smoke damaged. Carpet gone, tile in kitchen and hall, all appliances smoke damaged, structural damage from both fire and storm. Applies throughout. May be able to save counter tops. *Requires Structural Engineer.

709 Fire damage still apparent, hurricane added to structural damage. Mold, debris spatter, nails popping. Full demo required. Flooring unknown, appears ok – but depends on structural integrity. *Structural engineer necessary

710 Demo in progress. Hard to see flooring. 2nd bedroom demo'd. 2nd bath may be ok. Kitchen very likely needs demo, a lot of debris spatter. Will try to save granite. Wood floor water damaged in LR, will get demo'd. Master bath may not need demo. Can't yet get into Master bedroom through demo mess.

711 Demo barely begun. Marked for full demo. Holes in walls, moisture evident nearly throughout.

712 Demo not begun. Furniture ruined, will be demo'd. Bath blocked to preserve against demo, but have bubbling and mold so will probably be demo'd. Minor structural damage in various places indicates higher level of demo as well. Both baths showing water damage. Appliances look good. Carpet will go. Water damage to laminate flooring, especially in hall.

Hoping you are doing well and this report was more good news than bad for you. Wishing you a good evening!

Gayle D. Connolly
General Manager
Key Allegro Condominiums
kacamanager@yahoo.com
(361) 774-8888