

Mary Jo Lyons

From: Gayle D. Connolly <kacamanager@yahoo.com>
Sent: Wednesday, October 18, 2017 2:38 PM
To: Gayle D. Connolly
Subject: October 18 Update

Dear Owners ~

Probably ought to start with pictures, as my attempt to get links to you crashed and burned. Because of so many "rapid-fire" emails to so many people (every email I send gets sent to three different groups, thus is emailed three times), I suspect Yahoo thought I was SPAMing and temporarily locked me out. So, Mary Jo has had our web specialist add the photos to our website. The photos currently available on our website (in photos link) are from August 31 through September 24. I'll make sure Karen (our Web Guru) gets the rest and she'll have them posted as soon as possible. www.keyallegrocondoassociation.com

Some of you are asking about the Island Association's recent meeting and resultant financial decisions. We've asked Parkie to assist with providing us their documentation so we may understand more clearly what the Island Association is doing on our behalf and report back to you.

The last boat will be gone very soon. As the GLO has thousands of boats to deal with, it seems our last boat had slid further down the list than we realized. Richard got us moved back up. Thanks Richard!!

Utilities - specifically main water (thus sewage) and trash - have been put on hold. Will be a small help with our monthly expenses. The trash bin will be removed, as previously noted. Our sprinklers will still be functional. We are also working on identifying specific electric meters with their specific service area so those which are unnecessary may also be put on hold. The only electricity we will require during this period will be for sprinklers and pool pump.

Still working pool. Don't get me going.

The appliance report promised will not likely materialize before next week. You will have it as soon as I do.

Deidra is still working hard on her scope report for our claim. The TWIA inspection and engineering reports were due this week - though we all know none of this moves as fast as we'd like. The same holds true for Flood report. Deidra is in constant contact with all pertinent parties. Dale is working hard on firming reports of exterior damages for all the same reasons. Bobby, of course, is contributing constantly with information gleaned during demo.

I'm walking all work areas daily - both for interiors during/after demo and dealing with exteriors - and providing reports to Bobby, Deidra, you all and the Board.

We are watching carefully all funding and expenses. Tom, Oly and I are in regular contact assessing and making certain Deidra has what is required on her end.

Demo continues. 1200 and 1400 are in process now. We expect 800 to be in progress by next Monday. I would expect 900 demo to begin shortly thereafter next week.

At the current pace, our initial interior demo should be complete November 10th.

By November 15th our initial scope for the entire property should be nearly complete. Having received this, the Detail Debate begins. We assume there will be issues we and TWIA do not agree upon and that the secondary inspections (which are and will be occurring concurrently) will bring to light supplemental scope requests. So, it will be a good start - but will not yet be our "Road Map".

Between results of initial scope allowance and secondary inspections for interior demo, we will have plenty to do. Structural demo planning should be fairly straightforward and easily agreed. So we should be able to begin structural demo and framing in roughly mid-November. Removal of certain remaining interior items such as ruined flooring, dryer vents, ac ducts will also commence at this time.

While handling those on site aspects, the larger scope off-site conversation will continue - regarding less obvious structural impacts, roofing, siding, mechanicals, etc. We are hopeful that conversation, to a large enough degree, will be resolved and the drying in (exterior construction) efforts can begin in early January.

We are trying very hard to time these items so there is not any point where we are at a standstill, but can't guarantee it. We can promise, if we are forced to hit another slow down it will be brief!

Please bear in mind (and I'm going to repeat this A LOT), there will be revisions and adjustments all along the way of this project - expect them up until the day it's done. The larger point being, we can now see up to at least January 1. By January 1 (or very shortly thereafter), barring those noted adjustments which will always occur, we will have The Road Map. At that time we will be able to state, within a reasonable percentage of change or error: what is being replaced, what is being repaired, what costs will be, when each phase of construction should begin and end.

We should also (and I haven't cleared this with Bobby, so I might be about to owe him a lunch) by January 1 have the webpage I keep telling you about up and running. You are going to love it (you'd better, or Bobby will owe me lunch!).

I think that fairly well brings you up to today. If there are any questions or concerns you have that I've missed, please let me know. This includes any Harvey related questions or concerns you may be having with your insurers, utilities... whatever. We will absolutely help where we are able.

Tomorrow morning I will be completely unreachable by any means. I hope to be back on line and in the real world by Noon. Your patience and understanding are appreciated.

Wishing you a wonderful afternoon!

Best ~

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