

Special Owner's Meeting

Owner Questions & Answers from the Board

1. How will the order of construction be determined? *All claims are being negotiated at the same time and all construction is progressing as is possible throughout the complex. Where damages are more excessive, more time may be required for completion. Where owners have more interior improvement requests, more time may be necessary for completion. Otherwise we anticipate all units to be ready at roughly the same time.*
2. When are choices for french doors due? (swing in or out) *We have received recommendation from supplier that all upper doors open in and all lower doors open out - based on space and practicality. If an owner would like to choose differently, we need to know shortly.*
3. What are the plans for the tennis courts? *The last Owner vote indicated this was not the highest priority for our owners. The board will continue to assess as we move to completion on repairs to the other common elements if budget allows. Repairs will be completed assuming funds are available. If not, this will be addressed in the June owner's meeting.*
4. What is the timeline to move back in? *December 31, 2018*
5. Will foundation repair hold up completion? *No*
6. Is there an on-site inspection process to insure quality? *Yes, Property Manager/Construction Manager (Gayle Connolly) inspects work and materials. She is followed by an Engineer who inspects all workmanship, quality and code enforcement.*
7. Can we have storage underneath decks? - will help address kayak storage. *Individual requests for exterior changes will be addressed by the Architectural committee. Bobby has indicated this will be possible. Please submit your requests to the board.*
8. What is the plan for fireplaces? *All External fireplace components will be removed. Unless Owners wish to keep internal fireplace components, they will be removed as well. Electric fireplace options will be available at owner's expense as a selection option on BuilderTrend.*

9. I want to remove a kitchen wall. How do I determine if it's structural?
Bobby Daniels can discuss this with each owner as desired.
10. Can Spectrum wire for outside TV on decks? *Probably, The Architecture Committee will review individual requests for external modifications.*
11. Can we get group pricing on awning? *Yes, we expect this will be an option on Buildertrend. The board is looking to provide a uniform choice for units that wish to install an awning.*
12. Can we install solar? *No. Accessing the panels would cause unnecessary wear and tear on the roofs. The raised profile of the panels would induce more wind stress on the structure in another Hurricane. Maybe when solar powered shingles are more economical, that may be an option for our next roof.*
13. What is the status of the dock behind the 200 building? *Pricing is being obtained, specific date planning is not yet in place.*
14. Is it possible to address the temperature differential between upstairs and downstairs in a townhouse unit? *Bobby Daniels stated that the improved insulation of our buildings will almost entirely eliminate this temperature difference between floors. However, servo controlled valves and damper actuators can be installed on an Owner's HVAC system to help alleviate this problem.*
15. Do tankless water heaters make sense? Is our water too hard for these? *Unknown.*
16. Is there a decision on dryer venting? *Bobby Daniels said a solution to the existing dryer vent issue is being researched.*
17. Will we get to choose where the wiring will go for cable in our units? *Yes.*
18. Our tile was not demo'd but we want to replace it. How do we start this process? *Note desired additions/upgrades on your Builder Trend account - or discuss with Bobby Daniels and or Stephanie Brown.*
19. What is the timeline for docks & piers? *If possible, docks and piers will be addressed before owners return.*
20. What about interior fire sprinkler systems? *No. Not required by code and may be too expensive to install without insurance money.*

21. Is there any way to increase the size of our downstairs powder room to make it handicap accessible? Would that up a code enforcement issue? *Bobby Daniels indicated an individual review of an owners unit would be required but yes, powder room dimensions may be modified. Americans with Disabilities Act (ADA) does not apply in privately owned buildings.*
22. Can we move in when our unit is done or do we have to wait until all buildings are ready? *No waiting will be required. As construction on each building is completed (both externally and internally), Owners will be given keys to their units.*
23. We removed lights and fans from our unit. How and when do we bring those back to have re-installed? *Note on your Builder Trend page or contact Bobby Daniels and or Stephanie Brown to coordinate interior reconstruction schedules.*
24. When will canals be dredged and cleaned? *We are hopeful that it will be in done in a timely manner, KACPOA has indicated within two years.*
25. Can boat lifts be installed by owners facing the marina? *No. While nice to use, enforcing Owner maintenance of an external structure/device would be too difficult for the Condo Association.*
26. Will we have all new electrical wiring? *Either partial or complete electrical component replacement will occur where tests indicate damage or non code compliance exists.*
27. Will the new improvements survive another category 4 storm (or higher)? *The Buildings will be stronger, but we don't really know.*
28. Can we get a wireless thermostat with our new AC system? *Yes.*
29. When can we expect to get corrected floorplans or schematics of our units to work with on BuilderTrend? *If your floor plan is incorrect, contact Stephanie Brown and she will make necessary corrections.*
30. Has TWIA paid anything yet? *Yes.*
31. Were stairs damaged? *Yes*
32. What was the amount given for appliances? *Deidra indicated that this question is still being resolved.*

33. When will the funding amounts for individual units be known?
Unknown. Hopefully, as soon as possible.
34. What is the status of the docks or boardwalks around the complex?
The Boardwalks have been partially dismantled to inspect bulkheads. It is possible that the boardwalks will not be replaced to allow constant monitoring of bulkheads. The docks and finger piers will be repaired after all buildings have been repaired.
35. Where is the construction crew from? Locals?
Bobby Daniels said the crews are locally sourced where possible but out of town crews are also being used.
36. When do front doors get installed?
Front doors will be installed when construction on interiors begins.
37. When will outdoor lighting be installed?
Lights on buildings will be installed when exterior building construction is complete. Light poles will be replaced near the end of the reconstruction.
38. Why not paint the stair railings in front of units? Without chimneys the buildings look boring.
The stair railings will be painted along with all trim.
39. Will we be replacing storm doors on the units that had them or will every unit get one?
Owners that choose to replace their storm doors, may do so at their cost. The board is also looking to source a uniform selection for this to be added to BuilderTrend.
40. Will both doors swing on the new french doors?
One door will be temporarily locked at the top and bottom, while the other door will latch conventionally into the temporarily locked door.
41. Will we be able to make changes to where the evaporator is located with the new AC units?
Unfortunately, there are very few options where air handler units can be installed.
42. What will happen with the slat roof deck that has water damage?
It will be repaired or replaced.
43. Will the downstairs fireplace chase be removed?
Yes.
44. What are the plans for the pool?
The pool will be repaired as is fiscally feasible, but will not be put into service until after all Building repair is near completion.

45. Will the new windows be energy efficient? *Yes.*
46. Has the board considered modifying the water supply to allow isolation of individual units? *Unfortunately, our budget would not support this option.*
47. Will front doors be replaced? Mine is flimsy and was damaged by construction workers. *Where damaged, Yes.*
48. Will I be able to choose my own interior contractor if they are approved by the city? *To maintain continuity, scheduling, coordinate all subcontracting and most importantly, get the best price for materials and labor, Roadrunner Restoration will be used for all interior construction.*
49. Why is the board not listening to ideas from owners on the sliding glass doors as stated in section 3.2 , page 5 of the declaration? *The cost of reinforcing the header to keep the sliding glass doors is too prohibitive. Code requires our headers to be better supported. French doors were the best option available.*