

June 1, 2020

Greetings Sandpiper Isle neighbors,

In light of the problems our world and country are facing, I realize my update is on the lighter side. Perhaps it illustrates that our chosen neighborhood of Sandpiper Isle within Pelican Landing is a safe haven.

Here are the updates as we head into June:

1. PLCA – strategic plan

Many of you attended our annual meeting and then opted to stay for a presentation and Q/A session regarding the STRATEGIC PLAN. It became obvious that many of us had concerns over the extent and expenditures of this plan. In late March, the voting representatives were notified that they would be asked to vote YES or NO shortly. Many voting representatives, including me, contacted the PLCA Board to ask that all 3,350 doors be allowed to vote **not** just the voting representative on behalf of their community. Additionally, small groups of concerned residents respectfully lobbied the PLCA Board to require more discussion and questions be answered especially as it related to the financial burden (31 M) it would place on all residents for many years to come.

Voices were heard. All 3,350 doors (1 vote/door) will be asked to vote on the Strategic Plan. The PLCA website will publish more detailed information before the vote is taken.

**Please watch for more information.**

**NOTE: the vote is a non -binding referendum WHICH WILL ALLOW RESIDENTS TO PROVIDE CONSTRUCTIVE FEEDBACK. However, the final binding vote would still come from the voting reps because PLCA's docs haven't been updated to allow for individual voting.**

I will find a way to get your feedback should the voting representative need to vote.

For now, be sure to take time and relate your opinion when you are asked.

2. ROOF REPLACEMENT

A video conference is scheduled with the two appraisers and the umpire for June 16.

I asked Paul/ABC to allow me to use an example of why the insurance company is again DELAYING.

EXAMPLE: The insurance carrier made a statement to the umpire recently that “some roofs didn’t seem to have fasteners which could be an installation issue and may not be covered by insurance.”

This caused ABC to once again return to our community with Paul, an engineer and the ABC production manager to crawl up on the roofs and take detailed photos to show proof that this is not the case. After seeing these recent photos, the umpire responded that, “the documentation ABC provided has put this issue to rest.”

However, this last minute delay by the carrier, once again added to ABC's time and expense and more frustration for SPI.

ABC is ready, willing and able to begin our roof replacement with all 15 building permits in place as soon as the settlement is made by the umpire. They have outlined how they plan to proceed and how they will protect work in place during rainy season.

Paul Woodward urges owners not in residence to have a home watch or neighbor closely monitor their condo for any sign of leaks. Notify Gulf Breeze immediately; ABC will continue to make our repairs a priority.

Although the process is taking longer than anyone expected, it is still substantially shorter than a lawsuit.

3. We have in place what is called BEAUTIFICATION: a one- time effort (versus general on- going landscaping) to follow roof replacement. Each sub association has a chair to lead the effort:

SP-1 Pam Fromelt

(18 condos X \$750/condo = \$13,500)

SP-2 Laura Vogelzang

(32condos x \$750/condo = \$24,000)

SP-3 Steve Jean

(20 condos x \$750/condo= \$15,000)

SP-4 Pam Fromelt

(30 condos X \$750/condo =\$22,500)

This effort is fully funded and ready to follow roof replacement. You will have an opportunity to review plans for your sub association this fall with the exception of SP-1 which was done in May. Each chair has handled the project in their own style. I am very appreciative of Pam, Steve, and Laura's efforts to step forward and pre plan, obtain bids, involve fellow residents, and then present a final plan which can be implemented. Also, a thank you to former treasurer Ambrose Finnegan who helped me budget (over three years) for this large expenditure rather than assess our owners as many communities have done.

Respectfully,

Sharon Witt – president

