

January , 2021

In a year that should have represented perfect vision (2020), we didn't see what was coming. We masked, we washed our hands, we social distanced... all .year. long. We have adapted; we have survived... we are hopeful as we enter 2021.

As we head into a new year, here's a few updates:

1. Town halls will be conducted in the month of January:

JANUARY 14 (THURSDAY) – SP-1 (the mid rise) . Please note the new time which is 10:00 am to accommodate three guests: Aharon/Gulf Breeze, John Atherton/General Elevator, and John Clabeaux/ABC. The mid rise is 95% wrapped up with their new landscaping but owners will want to discuss the recent elevator renovations, reserves, and other topics that pertain to future planning and maintenance of the building.*

JANUARY 19 (TUESDAY) at 4:00 SP-2 (the 8 buildings of 4 plex design) – Laura Vogelzang will present landscaping plans. *

JANUARY 21 (THURSDAY) at 3:00 SP -3 (#24360 AND #24370) Pam Fromlet – landscaping plans

January 21 (THURSDAY) at 4:00 SP-4 (# 24300, #24320, #24390) – Pam Fromlet – landscaping plans.*

* NOTE: A BOD MEMBER will be present at each town hall meeting. If there are topics other than landscaping, questions/concerns can be addressed OR brought to a future BOD meeting for resolution.

2. ROOF REPLACEMENT – as buildings begin to be completed, final inspections will be made with ABC, John Clabeaux and as follows:

SP-1 (THE MID RISE) – Pam Fromlet and Blair Witt

SP-2 (4 PLEX BUILDINGS) – Will Woolbert

SP-3 (24360, 24370) – Sharon Witt

SP-4 (24300, 24320, 24390) – Scott Ramsay

NOTE: should any owner have a specific concern, please take a photo (if appropriate) and e mail/text the BOD member who is doing the final walk through. FINAL inspection dates will be e mail blasted prior to the walk. The first of these will likely be SP-3 in mid January. More details to follow

3. We have a community website and we e mail blast frequently. It is an owner's responsibility to have a current e mail address (two /household if desired) so communications can be delivered. Vicki White is our communications liaison to the BOD so make sure she has your e mail address and that you understand how to access the community website.

4. On the advice of our roof replacement attorney, Shaun Marker, and fully supported by Paul Woodward, ABC president, the BOD has now entered into a BAD FAITH lawsuit to recover the additional funds needed to replace all roofs at the cost of just the insurance deductible. SP-4 owners were notified of the BOD's decision by e mail on December 28.

Paul Woodward summarized the position of the appraisal panel (umpire and one appraiser for Zurich and one for Sandpiper Isle). Given their (2 of the 3 member panel) unwillingness to reopen and review

our case, Shaun advised moving forward and filing a Bad Faith law suit. He estimates 18 months before we actually go to court (state or federal) and the courts will no doubt ask for another mediation before it actually is heard by a jury (Shaun's preference) versus a judge.

No one is backing down. The fight will continue just as it has to date. Both Shaun Marker and ABC believe firmly that this can be won so we persevere.

Scott Ramsay, our treasurer, has set up SP-4 financially so no further payments other than their monthly association assessment is due for approx. the two years it might take to resolve this matter.

5. Owner requests: should be made in writing to the Sandpiper Board for consideration.

As an example of an owner request that was recently approved, all pool area lights are now LED and will be left on 24/7 for safety.

The owner had requested either she be in charge of the timer or we address the matter of better lighting in the pool area so we were not dependent on someone resetting the clocks as evening light diminished.

Problem addressed and solved.

Recently a request was made to several BOD that we add parking spaces.

With ABC working here, we have limited access to guest parking but that is a temporary situation. There will always be a higher demand for the guest parking spots during the holiday season and the high season months of Feb/March. During the past four years, I have only had two requests for additional parking both near the 24300 building.

Adding parking spaces is not a simple matter:

a. Communities such as ours (Sandpiper Isle) and PLCA received approval based on number of units, parking spaces and green space. Thus, approval would have to be gained from our BOD, PLCA and Bonita Springs. According to Pete Haiges, building inspector, it would require a variance even if approved by the BOD and PLCA... "doubtful at best".

b. The cost would be not only for the actual construction but would also need to include an engineer and possibly an architect. The engineering costs would be related to water management and where would there be appropriate space, if any? Landscaping would need to be considered so that owners who faced more parking spots would not be negatively impacted.

c. Since this would be a material change to our community, a vote would need to be taken and 2/3 of 100 owners would need to approve the improvement and the cost of the improvement.

I choose these two examples to illustrate that the BOD is not indifferent. We listen but cannot always accommodate an owner's request. That is why a community BOD is elected: put forth reasonable policies, procedures and improvements but within our document constraints.

6. HOT TUB/SPA –we have on going issues with our hot tub/spa and of course it stops heating just when most folks want to utilize it (holidays). We are looking into a better commercial grade heater.

So as we enter a new year, we have adapted; we have survived what was thrown our way both from COVID and community issues. COVID appears to have help coming our way soon in the form of a viable vaccination; roof replacement should conclude in early 2021, and our smaller community issues are just that ... small and manageable.

Time to focus on a brighter year ahead ... welcome 2021!

Respectfully,
Sharon Witt – president