

December,2020

Greetings Sandpiper Isle neighbors.

As the holidays approach and the end of 2020 comes to a close, many are looking forward to a new year without COVID restrictions.

By the time many of you return to Sandpiper Isle in January, you will see the progress ABC has made on our roofs. This massive project of re-roofing 100 units will not be completed but we will be nearing the end of our marathon. Then we can finally begin updating our aging landscape during Feb/March and seal coating our road after season in May/June.

ABC will do their best to work around the new BLACK OUT PERIOD which was recently sent to all PLCA residents. This policy is far stricter than in previous years, much of it due to an unqualified roofing contractor that dragged out a project for three years and left debris everywhere with no regard to owner complaints thus PLCA received many angry, frustrated calls.

ABC will leave our site cleaned up for the Christmas/New Year holidays by December 22/ 23. However they can not possibly remove all the tile, roofing supplies and equipment on site without a sizable loss of both time and money. They will do their best to get these items collected near the end of the cul de sac. Weather permitting, the scaffolding at the mid rise can be returned to the rental agency by Dec. 23.

They have placed " on hold "a shipment of tile which was due in after New Year's but before the Black Out Period ended. This is a loss but is being worked around.

I ask our owners, who have been so supportive, to continue their support in this effort and not make calls to PLCA which just prolong the process and add additional dollars to the cost.

A few updates for your calendar or just as an FYI:

1. INSURANCE: McGriff Insurance Services, as of 12/15/2020, has covered our insurance needs through VENTUS. For anyone requiring proof of insurance from a mortgage lender, you fax or email a cover note providing your name, contact information and a copy of the request to:

1-866-881-5271 OR otc-certs@mcgriff.com

Please, indicate SANDPIPER ISLE at the top of your e- mail. You can also contact Gulf Breeze to make your request; ask for McKinsey.

As our roofs are completed, we will have new WIND MIGATGATION REPORTS completed for each building. You will be able to use these reports with your current insurer to see if a discount is available.

If you need assistance with your insurance needs, Mc Griff has available, under no obligation, a personal insurance agent who will be familiar with Sandpiper Isle's information and offer a competitive quote. His name is RAY FAUBION 230-444-2886 OR rfaubion@mcgriff.com.

The BOD thanks our vice president, Will Woolbert, for his leadership and guidance as we navigated the various insurance carriers. In the four years I have served, this is the most comprehensive service I have seen offered for our community. I am please that we have a strong working relationship with McGRIFF and Scott Gregory.

2. Town hall meetings have been set for January:

SP -1 – the midrise on January 14 (Thursday) at 3:00 pm (note the time change is an hour earlier to accommodate Aharon’/Gulf Breeze schedule)

SP-2 – the eight four plex buildings on January 19 (Tuesday) at 4:00 pm

SP-3 - # 24360 AND #24370 (ten plex buildings) on January 21 (Thursday) at 3:00 pm

SP-4 - #24300, #24320. #34390 (newer ten plex buildings) on January 21 (Thursday) at 4:00 pm

All townhalls will be conducted outdoors on our pool deck (weather permitting). We will social distance and ask just one owner/condo attend; a mask is required. Landscaping will be the primary focus of SP 2,3,4 town halls.

3. Our four new fountains will be installed the first week of January. We also have a two year service contract in place for problems/repairs.
4. Our annual meeting will be on site, again outdoors at the pool area on Thursday, February 25 at 10:00 am.

Gulf Breeze will supply a micro phone (no karaoke); we will social distance, masks are required.

5. PLCA, our mother community, is experiencing turmoil.

There is a strong movement by a growing group of “concerned residents” and a majority of the voting representatives to have Steve Backman, the general manager, relieved of his duties. There are allegations of misconduct and inappropriate spending. Many of my fellow community presidents are also joining in this effort to remove the GM. Many also extend the misconduct/lack of oversight to PLCA BOD members and ask they resign. Should you have an interest in the details, please contact ConcernedResidentsCommittee@gmail.com. They have the voting representatives meeting notes which focus on the GM’s inappropriate spending and lack of leadership. There has also been a demand for a forensic audit.

If asked to vote for my community, either as the voting representative or as president, I will poll all 100 owners and provide more information.

6. LED lights at the pool – Aharon/Gulf Breeze was requested by the BOD after the November meeting to insure all pool area/entry area lights are LED. The LED lights will then be left on 24/7 during season for safety. We may be able to return to the timer when the day light hours are longer during the summer months.
7. And finally, a request for candidates for the Sandpiper Isle Board. Shortly, you will receive the official mailing from Gulf Breeze regarding our annual meeting and the election of three Board

members. Many of you have talents, skills and backgrounds that could serve our community's needs. Give it some thought... now might be the right time to decide to serve your community.

Respectfully,

Sharon Witt - president