

November 29, 2018

Greetings,

As the holidays draw near and the end of 2018 approaches, I felt a recap was in order. There are many projects *in the works* to keep our community updated as well as informed.

- A. **ROOF REPLACEMENT** -stay the course that we began post-Irma in November of 2017.

ABC and their legal council continue to build our case and stand behind us 100% for all repairs.

They are confident they will be successful; so we stay the course set rather than become frustrated and give in to less than what Florida law and our advisers believe they can accomplish.

- B. **LANDSCAPING** is now divided into two major segments: BEAUTIFICATION led by Laura and Bill Vogelzang and HARDSCAPE/MAINTENANCE under Steve Jean.

Your BOD is fully committed to a three-year plan to systemically give each sub-association along with our front entry a "refreshed" look.

Roof replacement remains a major factor; it is not prudent to spend dollars in areas that will be heavily affected by construction. However, we will begin the process on December 18 in common areas that all residents can enjoy: the front driveway entry and the entrance area outside the pool (west side).

- C. Two important *informational meetings* will be held in January.

**SPECIFIC DATES/TIMES TBA.**

1. FIRE PROTECTION – SPRINKLER SYSTEMS in SP 1,3,4

To be conducted by Wayne Automatic Fire Sprinkler, our contractor. This effort is to better understand what we have, what our options are and how to plan for expenses.

2. ELEVATOR RENOVATION – SP -1

The west elevator will undergo major renovations. After 25 years, there are higher standards required for electrical, fire protection, elevator rooms – must be air conditioned and hydraulics which all must be addressed. Expense and time will be explained to owners.

The two major contractors (General Elevator Solutions, president and the fire protection president) will be here to explain not only the process and expense but what residents should anticipate for inconvenience.

- D. De-cobbing/exterior cleaning schedule – SP 2,3,4 are maintained with quarterly exterior cleanings.

I have included the schedule. Additionally, when the exact dates are scheduled by Green and Clean, they are emailed to you and posted on the bulletin board in the pool area.

SP-1 is serviced once a week so the de-cobbing/exterior cleaning is incorporated weekly and various areas are given more or less consideration as they need. SP-1 also budgets and pays for an annual power washing of the front of their building each November.

Note: each sub association pays for their **own** exterior cleaning. More cleaning or less cleaning can be done but is paid by the owners of that sub-association. Only the commons area (pool/exercise room/bathrooms/clubhouse) is paid from the master budget. There have been a few requests for power washing. I obtained a written bid for each sub-association along with or without driveways. However, only SP-2 has the funds to cover this expense at the present time.

Also, keep in mind that even though realtors often tell clients that condo living is 'maintenance-free,' it is 'free' at a cost. Front doors, to keep them looking clean, mean an owner must do some of the work as once a quarter likely isn't sufficient.

SP 2,3,4 QUARTERLY EXTERIOR/DE-COBBLING:

**JANUARY**      Jan-Feb-Mar  
**APRIL**          Ap-May-June  
**JULY**            July-Aug-Sept  
**OCTOBER**      Oct-Nov-Dec

E. **EXERCISE FACILITY/BATHROOMS** – closed DECEMBER 5; RE-OPENS JANUARY 2.

Renovations will mirror what was done in the clubhouse. This common area will have a fresh look and be ready for your use beginning in January.

Our remaining **Sandpiper Board** meetings are scheduled as follows:

JANUARY: MONDAY, JANUARY 7 @ 3:00 PM- clubhouse

FEBRUARY: MONDAY, FEBRUARY 18 @ 3:00 PM- clubhouse

MARCH: MONDAY, MARCH 4 @ 10:00 AM– annual meeting @ PLCA community center

A gentle reminder that Gulf Breeze handles property repairs, not the Board members. We, like all owners, call in our requests.

**NON-EMERGENCY** – [239-498-3311](tel:239-498-3311)

After hours or weekends, your calls will be handled on the next business day. The appropriate contractor will be called and a request for service made and scheduled.

**EMERGENCY** – [239-410-3734](tel:239-410-3734)

**If the problem or concern is an emergency, the CAM/project manager on call will handle the situation.**

**You will get a live person when you call.**

Happy holidays and a healthy new year 2019 to you all,

Sharon Witt- president