

The conditions at HBBC are critical and dangers are present. We strongly encourage owners do not access HBBC until an all clear is given. This is consistent with governmental mandates for public safety. Anyone accessing the property does so at their own risk. HBBC disclaims all liability from resulting injury.

No one should be walking on the property without adequate shoes. Glass and nails are included in the storm debris.

Here are the guidelines for using the skiff to access HBBC:

1. Only six people will be transported per trip with only what they can carry. No carts will be brought down to the dock.
2. Transportation of reasonable amounts of construction materials, generators, and supplies will be allowed.

As always, the captain on call has final say with regards to what can be taken to the island on each trip. We understand that this may cause some inconvenience, but the safety of the passengers, crew and vessel will always take priority. Thank you for your understanding.

There is a burn ban on Little Gasparilla Island. No open fires are allowed.

Here is your Thursday Recovery Update:

Unsafe Units:

Charlotte County building department has tagged the following units as unsafe. Do not enter or occupy the following units:

- * D1, D2, D3, and D4
- * E5, E6, E7, E8, E9, and E10
- * J3 and J4

The notice reads, "This structure has been seriously damaged and is unsafe. DO NOT ENTER. Entry may result in injury or death." The phone number listed for the county is (941)-743-1201.

Contractor:

There is a change in contractor to report to you. All Dry USA (ADU) has been contracted for our mitigation project. They have already boarded up the windows and added plywood to the open roof areas that Galloway Roofing didn't take care of. The units without a third floor roof are still being evaluated. The important question is how long will it take to get trusses? The next step in the mitigation process is to begin moisture mapping. The results of the moisture mapping will direct the next step in the mitigation phase.

ADU will be getting us their Welcome Packet with what we need to know. Unit owners will be able to contract with them for their needs inside the units. They will offer a variety of services; like packing up belongings and moving them for storage. They will also do the mold remediation. They are a technology proficient company and will be offering online progress updates to owners for their individual units. We are looking forward to working with these professionals to get our island paradise back to normal conditions.

So, why the change in course? In the early days of this disaster you heard that we planned to work with ServPro. They would have been a good contractor. The problem was that they wouldn't start the mitigation plan unless we could provide payment within 7 days. We had to wait for an estimate from them, but we immediately reached out to Citizens Insurance to arrange for an advance. The number that ServPro ultimately came in with is \$1,250,000. That was too high to guarantee before the property could be inspected by the adjuster. We asked ServPro for emergency tarping and boarding and they wouldn't deploy until we gave them \$300,000. Between Galloway Roofing and ADU, we got going with the board and "tarping" without any delays. The board decided to continue the mitigation phase with ADU. Their services are comparable and their commitment to HBBC was already evident.

Prior to engaging ADU, the board talked to the ADU owner and upper management. We reviewed insurance information and got their contractor and mold remediation license numbers. The contract was referred to our association general counsel and modified to satisfy both parties. The construction phase will be considered as a separate project. We will be monitoring their progress in this next phase and then we will evaluate the relationship based on performance before moving to the next contract.

Entry into Units:

* ADU will start moisture mapping the units as early as today. That brings up the urgency to get are master key plan resuscitated. We have a total of 17 master keys in the box with no way of knowing what keys work on which doors. Some people have supplied keys over the years, but then replaced locks. Some are using electronic keypad (reliant on batteries) others have lock boxes. No one can work inside the unit if they can't get in. Erika Johnson and I spent two days trying to organize what access keys and information available to us.

* We are asking that you supply a lock box located outside your door with your door key. We make this request even if you have an electronic keypad. We need a backup in case it fails or the battery runs out.

Fire sprinkler system:

Little Gasparilla Water has restored the water pressure to the buildings and fire hydrants. The building lines have not been pressurized yet. We need Piper Fire for that step. They will monitor the flow before they decide that pressure can remain on. They are being brought out on an emergency basis, so it is hoped that they will get out on today.

Trash:

Our current infrastructure cannot support daily household trash removal. Each unit must remove their own household trash from the island until further notice. The dumpster is in the parking lot.

Debris from inside units:

ADU will need large areas to hold their needed equipment and materials. It is imperative they are able to move freely throughout Hideaway to do the necessary work. If you have placed items from your condo on common areas, please remove the items and place on your deck area under your unit. Please check with your insurance adjuster to arrange for coverage for debris removal. These items will have to be barged to the mainland for pickup.

Water:

The boil water notice has been lifted. Water samples from the island came back clear. Please be sure to flush out your indoor lines for a minute.

"You never know how strong you are, until being strong is your only choice." Bob Marley

The Board