

Dear Owners

As we have previously advised you, our documents and Florida law require the Association to repair or replace drywall damaged by Hurricane Ian and to mitigate the potential for mold growth in the future. The Board is aware of reports that individual owners may be planning to engage their own contractors and to proceed independently with drywall remediation. We remind owners that the drywall in their units is not their property, but the property of Hideaway Bay Beach Club. Independent action to remove or replace drywall is not sanctioned by our documents and owners who take action independently may expose themselves to liability for damage to Association property. Owners who do elect to proceed on their own should be mindful that:

- Disposal of removed sheetrock is the responsibility of the owner and must be removed from the property by your contractor.
- Prior to the installation of new drywall, the open wall must be inspected and, if necessary, treated for mold by the Association's restoration contractor. Failure to do so will create a risk that existing mold will go untreated and that you may be required to remove the newly installed drywall in order to confirm that the materials behind it are free of moisture.
- Our contractor and the Association's insurance adjuster will agree on the cost of drywall remediation for each individual unit. This negotiated price is the maximum reimbursement that any owner will receive from Association insurance proceeds for drywall removal and replacement. Please beware that, if you engage your own contractor, you will be legally bound to pay any excess charges.

All Dry USA (ADU) is the contractor for the association. Individual unit owners will have the opportunity to hire ADU for services needed within their unit that are the owner's responsibility. More information will be coming from ADU about their services.

We understand the anxiety and frustration that many of you are experiencing with what may seem to be the slow pace of recovery, but we need the cooperation of all to maintain an orderly process.

The Board.