

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:

- * Only six people will be transported per trip with only what they can carry. No carts will be brought down to the dock.

- * Transportation of reasonable amounts of construction materials, generators, and supplies will be allowed.

- * NEW schedule:

8AM from mainland to island only

9:30AM from island to mainland to island

11AM from island to mainland to island

2PM from island to mainland to island

5PM from island to mainland only

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.

Pickup of normal household trash has been suspended until further notice. Please take your household trash to the mainland dumpster instead of the trash bins located behind the buildings.

Fire Suppression System:

* There is NO operational sprinkler systems on buildings D, E, and J due to major damages. Power should not be left on in these buildings when no one is in residence.

* Building I had a drain pipe knocked off during the storm and Piper fire will be returning to make this repair. We are still waiting to hear when we are scheduled for repair. Following the repair, Piper will retest the building and see if any other areas will hold pressure. Until the system is fixed, no power should be left onto this building when no one is in residence

Volunteers for Cleanup-- Anyone on the property that would like to volunteer their time to help clean up the property can stop by the caretaker garage. There will be a sign in station along with a daily list of chores that volunteers can sign up for. A map will be posted of the collection areas for landscape debris and clean lumber for burning when conditions are safe. Steve Lohr, or any captain on duty, will be available should you need any assistance or have questions. No one is authorized to light a burn pile without approval and assistance Steve or Tom.

Here is your Thursday Recovery Update:

All Dry USA (ADU):

* Please read the attached letter of introduction from ADU. It announces a Zoom meeting to be held on Saturday and the letter will also give you a good deal of timely information. It should answer some questions that you have at present.

* Here is the website address that you can use to request information about hiring ADU for your unit:

<https://forms.gle/N7LENPahshg6CT5N8>

- * ADU has set up an email address for you to contact them. I will be sure to include it daily at the bottom of each eBlast.
- * ADU is still working to complete the moisture mapping of all the units. They plan to finish by Friday.
- * Each owner will be able to access their report and pictures of their units at ADU's website. They are uploading the information as quickly as they can. The goal is to have it available to you prior to the Zoom meeting.
- * New drywall will not be installed until the roofs are finished. There is no sense installing drywall while there is a chance of any water intrusion.

Ferry:

- * The marine surveyor that the adjuster sent out arrived to inspect the ferry on Wednesday. He will be forwarding his report to the insurance company.
- * We are still waiting for the Coast Guard to perform their damage inspection and for Gasparilla Marina to reopen so that repairs can get underway.

Barge Landing- Captain Tom is taking the lead on working with a contractor to bring in and install the materials needed to shore up our barge landing. It really needs it.

Citizens Claim:

- * We are still waiting for the Citizen's field adjuster to finish his report from the inspection he conducted last week.
- * ADU was able to start a discussion with the Citizen's desk adjuster and was able to answer any questions that she had.

An act of kindness-- You will remember that Evelyn M came around to empty the refrigerators in the units that the owners didn't take care of themselves. She is not charging the association for the service. She told Barb at Grande Property Services that she was donating her service to our community. Give her your thanks the next time you see her!

WiFi-- Joe Holme will be back on the property Friday to work on the WiFi system. The areas that were already back online were experiencing intermittent service interruptions. Joe and Clay will continue working to get the other buildings online.

Captain's phone is back in service. The number is 941-763-9547.

Staff email addresses:

Ferry Captains-- hbbccaptain@gmail.com

Caretaker--- hbbc2015@yahoo.com

Captain's cell number is 941-763-9547.

The land line in the office is still not working.

ADU email-- Hideaways@AllDryUSA.com

"A journey of a thousand miles begins with a single step." Chinese Proverb by Laozi

The Board

I would like to introduce myself and our company, All Dry USA (ADU). My name is Martin Light and I am the COO. We have been hired by your HOA association to begin the process of restoring your beautiful property back to its glory after this unfortunate storm.

ADU is a privately owned restoration company and fully licensed general contractor. We are based out of South Florida and have offices all throughout the country. We specialize in working with property owners, both residential, commercial, industrial and any form of property owner, in handling their properties to restore them to a pre loss condition. We work hand in hand with the decision makers and the insurance companies to ensure the property is treated properly and is serviced with you, the clients, in mind. With that said I want to discuss a little bit about the process. But firstly I want to let everyone know, we will be having a zoom meeting, where I will go over these items in greater detail. This Zoom meeting will be held on Saturday 10/22/2022 at 2 PM.

The first process in any property damage is to document. We have been and are finishing shortly, going through all 102 units and taking photos, thermography readings, moisture mapping, atmospheric readings and documenting a plan of action on each and every unit. The reason this is so important is to be able to paint a picture of the damage in the future, not just for the association's insurance carrier, but for any and all of you that will be filing claims on your own insurance carrier. Once we sort and digest all this data, we will be sharing such data with all of you. Details to follow on how to access. Please note, there is limited internet access on the island, and the reports will take some time to fully generate.

While we began documenting, we have also pulled the trigger on mobilization. Over the next few days we will be moving, supplies, equipment, machinery, vehicles etc.. over onto the island. As you all know, logistics and planning and mobilizing such items, when not in a hurricane can be daunting, but we are taking all necessary procedures to not only get anything and everything we need to restore your property, but to have all phases done in a safe and proper environment. Our goal is to be able to start working on the units themselves in the beginning of this coming week.

To talk a little bit about the process. Firstly, on the exterior, we will be collecting and piling all debris. We will be erecting a fenced off debris site, one for construction debris and another for contents and personal property of all the owners. We will be staging and setting up supply areas for my teams as well as break and lunch areas for the crews. We take safety extremely important. My teams will be working very hard and I take their safety and wellbeing to the highest level of concern when putting together a project.

With regards to the individual units. We have been hired by your association to handle their specific obligations. I know a document was shared explaining a little about this. I will go into further detail on the zoom. We will be doing further work on the roofs to ensure they are properly sealed and water tight during the foregoing process. On the interiors we have a lot of work to do. One of the biggest questions we have been getting is about your personal possessions that are in your units. The easiest way for me to answer this is the following: we were hired by the association. The association does not own your property and their policy wont pay us to move your items, nor gives us permission to do so. We will take precautions to ensure your contents are moved into the center of rooms, properly covered and work around them to ensure we can remove building materials as necessary and mitigate the property (will explain this mitigation process shortly). Now many of you have HO-6 insurance policies. What

this policy covers is a lot more moving, packing, protecting and cleaning of your contents. I implore those that have insurance to sign up with our company so that we can provide you with those services that you are entitled to. While I would love to give full service to all of you in regards to your contents, I must be hired by you individually in order to really move them and take it out of certain areas. Otherwise I am limited in what I can move as our contract is with the association and they do not own your items.

To explain the mitigation process: After the documentation, we make a plan of action that details what building materials need to be removed. We protect and or remove contents and then begin with removing damaged drywall, insulation and other porous building materials that need to be removed. We follow the IICRC guidelines to ensure projects are done properly and in accordance with industry standards. Once necessary building materials are removed, we perform in place cleaning to ensure dust and debris are also removed. This is followed by a drying and air scrubbing process. We dry all units to industry standard. When the drying is complete, we perform a final clean. This cleaning is used in conjunction with cleaners and antimicrobials. The goal of these agents is to kill and remove any lingering microbes and dirt that may be remaining from the initial demo and drying phase. Typically at this point your individual units will be ready for repairs

I know many of you have further concerns for Mold. While full in depth mold cleaning itself is not paid for by the association's policy, we do perform many cleaning techniques of a mold remediation during the demo, drying and final cleaning phases. However, for those that want a full service mold job to be performed on their units, I once again will implore you to look at your HO-6 policies. If we are hired by you in addition to the association, we can schedule testing by a third party, then do extensive detailed cleaning to your entire units and follow it up with a post remediation verification by third party hygienists, I will explain this further on the zoom.

In regards to the length and time for full repair. I tell everyone the following. This is a long process and moving it too fast can be dangerous down the line. There are many factors and steps that need to take place. In order to even begin repairs, the roofs themselves need to be replaced. Unfortunately in Florida this isn't a 1 day job. For the units that still have roofs, permits will need to be pulled and inspections will need to be performed by local building departments. For the very damaged buildings architectural and engineering plans will need to be drafted and approved, trusses will need to be drawn and ordered and then permits pulled and work started. While we are already working with your association's carriers, examiners and adjusters. There are layers and layers of steps they need to go through, prior to them allowing us to just start the roofing work. We will begin doing everything on our end to get this started, but the carrier does need time to document, investigate and perform their due diligence prior to repairs taking place.

Once the roofs and exteriors get replaced we will be able to coordinate all interior repairs on behalf of the association. There will be units that require minimal work that unit owners are responsible for, there will also be many units that have more extensive work like flooring, kitchens and even bathrooms that have to be replaced. For those of you that hire ADU, we will be able to work directly with your carrier to evaluate and estimate the costs of doing such repairs and can schedule such work once your units are completed for the association's responsibility.

I know I put a tremendous amount of information on this email. I also know you are all doing a lot digesting this as well as dealing with the current situation. I assure you, that ADU is here to work with you, and for you, to ensure that at the end of the long journey, your properties will be just as beautiful as they were, prior to Ian's wake.

We will be setting up a dedicated email "Hideaways@AllDryUSA.com" for any and all questions and inquiries anyone may have. I do ask that you understand our teams are in the field and we will respond to them as quickly as possible, but do please give us 24-48 hours to respond. We will do our best to get you answers much faster if doable.

Lastly we will be sharing a google form link for those that would like to retain ADU on their personal obligation side. Including but not limited to: Contents (Manipulation, Disposal and Cleaning), Units owners Mitigation responsibility, Mold Remediation, and Repairs. This form once filled out will have a work agreement sent out to you electronically. Our back office will be available to answer any questions you have.