

Here is your 11/12/2022 Recovery Update:

ADU Advice to Board Regarding Occupancy During Construction

ADU has recommended to the board that unit owners should be granted only limited access to their units, but not be permitted to reside in the unit until construction is completed. The letter giving that recommendation has been attached to the eBlast for your review. Please recognize that HBBC is a construction zone. It is not safe, and it is not hospitable. The board will be holding a meeting to consider their recommendation as early as next week.

Please also be advised that only ADU may install new drywall in any of the units. ADU is responsible for mold remediation and must verify all mold has been removed and/or treated prior to any drywall installation. Any drywall installed, prior to ADU signing off on mold, will need to be removed so the interior wall may be inspected. This action will slow down the process for the entire complex. We realize that you are anxious to get your unit livable, but there are 101 other unit owners who feel the same way. ADU is scheduling based on the big picture, and what their experience tells them is the fastest and most efficient way to do their job. No one should be asking ADU for special consideration. Thank you all for your patience and understanding through these rough times

Hurricane Nicole update from Steve Lohr:

A quick preliminary update on the aftermath of Hurricane Nicole looks good. I was able to do a drive through of the property this morning. Temp roofs appear intact, temp roof underlayment coverings fared well and appear in place. Window's that were boarded up look intact. The ferry is in place and good. Lots of water and puddles. For the most part everything appears to be ok. Thanks to ADU for getting everything closed up and secured under short notice. Steve

From All Dry USA (ADU):

- The ADU update is not available at this time due to delays caused by Hurricane Nicole.

From the Board regarding ADU status

- Engineer-the board has given approval to ADU to bring in their engineer:
 - They will draw up the plans needed to have trusses made for the units that have no roof structure left.
 - They will be conducting a structural assessment and preparing a report for each building.
 - They will assess each unit looking for any damage that may have been overlooked.
 - While drywall is down, they will be recommending ways to strengthen the building against future wind damage. They will suggest corrections to the vertical load failures that occurred during Hurricane Ian
 - Structural plan drawings will be produced.
 - The engineers were scheduled to start work on November 11th
 - The board did consider another engineer but decided to retain the engineer that ADU already has a long-standing working relationship with. Their scope of services was viewed to be just what we need. The experience that ADU has with them was given heavy weight in the decision.
- The board and ADU are stepping up plans for the reconstruction phase. ADU is a licensed general contractor that can complete all phases of our reconstruction.
 - The board is also considering using Galloway Roofing for the new roofs. Note Galloway will only be handling the roofing surface and not any substructure that needs repair.
 - The board is getting estimates for window replacement from ADU and two other sources. No details are available yet on what the insurance company will pay for. or if Charlotte County will require impact glass.
- Several people have requested priority treatment to return their units to livable conditions. The board would like to point out that ADU is the association's contractor, and they are in total control of scheduling. Their timeline is based on what they think is best for the restoration of all 102 units in the complex in a timely manner. Any deviations from their timeline only slows down the process and increases the cost.

- No one has the authority to bar access to any association contractor to conduct necessary remediation or repairs. The association will pursue legal action against the owner of any unit that bars such access.

Pump out of Sewer Plant:

- The semi-annual pump out of the solids in the sewer plant still has not occurred due to the inability to get a barge out to deliver the pump truck. The work has been scheduled for months and months, but many factors worked in unison to keep the work from proceeding. It is crucial that this pump out gets done! We will need as many barge trips as needed to empty the tanks out.
- Novak Environmental, our contractor, has lined up service from Palm Island Transit (very expensive) and Karly's Septic to replace the Dixon (Eldred's Marina) barge and Martins Septic. But that work is on hold again.
 - Palm Island Transit will not come into the HBBC barge landing. The owner docks located directly behind the barge landing prohibits them from accessing that landing. They will have to use the barge landing on Rum Runner (while it is still there), but it will need some work to repair damage from prior use.
 - NES has walked the path from the Rum Runner landing with Karly's to determine if they can reach HBBC on the roads. There is at least one spot on the road to HBBC that needs repair before they can make an attempt.
 - These delays will push us back at least another week.
 - By the way, the HBBC barge landing is also in need of repair after the storm.
- The Department of Environmental Protection warning letter that HBBC received on June 21, 2022, can't be resolved until this pump out takes place.
- The renewal of our sewer plant operating permit obligates HBBC to make repairs to the plant that must be completed in 2023. Some of the work must be completed as early as March. Nothing can move forward until the pump out is complete. It is hoped that DEP will extend our deadlines, but nothing can be negotiated until the pump out is complete and the sewer plant equipment are evaluated.
- Sewer pumping must be done about every six months. Where will the barge service come from six months from now?

Fire Sprinkler Systems:

- Piper Fire has restored as much of the sprinkler system that is possible at this time. Please note the following exceptions to complete working order:
 - Partial Outages:
 - D1, D2, D3, D4, E3, E4, E5, E6, E7, E8, E9, E10, & J8 only have sprinkler protection on the main living floor. There is no coverage of the upper bedroom.
 - J4 is completely non-functional
 - Repairs of damaged pipes will begin when reconstruction of missing roofs is completed.

Assistance in Turning on Air Conditioning:

Anyone who would like our caretaker, Steve Lohr, to turn on their air conditioning should send him authorization to do so by email. His email address is HBBC2015@yahoo.com. It is recommended that you have an air conditioning mechanic check out your unit if you think the system might need repairs prior to authorize Steve to turn it on.

Debris Removal:

- Debris removal is still on hold. Removal of the debris that is accumulating is very likely a two month or more removal project. ADU has been looking at various vendors and the possible rental or purchase of a barge. The plain truth is that a pontoon boat or a small barge is not up to the daunting task of debris removal.
- Nothing new to report from FEMA or Charlotte County regarding providing the same debris removal service to Little Gasparilla Island that they have provided other county residents. Please call FEMA at 800-621-3362 to ask that they provide the same service to LGI as they did to the rest of the county.
- The Florida Emergency Management Administration is taking applications for debris removal assistance. However, they require that insurance benefits be the primary source of funding. The following is a provision from their application for assistance:
 - *The property owner/agent has an obligation to file an insurance claim if coverage is available. Property owner/agent understands and acknowledges that receipt of compensation or*

reimbursement for performance of the above mentioned activities from any source, including the Small Business Administration, private insurance, or individual grant program, or any other public assistance could constitute a duplication of benefits and is prohibited by law. If the Property Owner/Agent receives any compensation from any source of debris removal on this property, the Property Owner/Agent will report it to their County Solid Waste Service.

- There is some coverage for debris removal on the master policy. The cost of debris removal is being determined so that we can plan for the removal process but is considered to be sufficient at this juncture.
- Unit owners should talk to their adjuster to access benefits for removal of their damaged personal property from the island.

Ferry:

- The marine surveyor advised our insurance carrier that they considered the ferry to be a total loss. That does not mean it is not repairable. It does mean that the repairs will cost more than the actual value of the ferry.
- George Pettengill and Tom Loveday are reaching out to Gasparilla Marina to see if they concur. If so, the cost of hauling to the marina and getting it out of the water for evaluation is not productive.
- George and Tom are looking into available replacements for the hull and motors. Anyone who has any leads on a replacement for the ferry should contact George or Tom.

Special thanks to Don McLean (E6) who shared access to a friend of his with a truss company. ADU has already contacted them about getting the materials we need for units with damaged or lost trusses.

"Tough times never last, but tough people do." Robert Schuller

The Board

NOTICES

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.

Please consider all of HBBC to be an active construction zone. No overnights stays are recommended.

Anyone wanting to remove items from their units should be getting those items moved. ADU is already in the process of removing drywall.

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.
- 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
 - 3:30PM 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.

The swimming pool is closed until further notice. The bathrooms at the pool are being reserved for the construction workers. Please consider all of HBBC to be a construction site. We do not expect the pool to be open for quite some time.

Emergency Powers Granted to the Board:

- The State of Florida has declared a state of emergency related to Hurricane Ian damages. The emergency status will continue into late November and could very well be extended by the state. That declaration triggers emergency powers to be granted to the board in the association bylaws (pages 10 and 11).

Assistance for Unit Owners Insured by Citizens:

Below is a contact for field operation at Citizens. You can call for assistance **if you have not been scheduled for an adjuster visit yet.**

Henry Harding

Sr. QA Field Reinspector

Phone: 561-262-0040

henry.harding@citizensfla.com

Important Contact Information:

Ferry Captains-- hbbccaptain@gmail.com

Caretaker--- hbbc2015@yahoo.com

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

Caretaker cell phone—coming soon

ADU email-- Hideaways@AllDryUSA.com



November 11, 2022

RE: Hideaway Bay Beach Club Property Access

This letter is to advise that as the General Contractor hired to provide mitigation and remediation services on all units that it is our professional recommendation that unit owners are granted limited access and not permitted to reside in the residences until construction is completed. The entire property is an active construction site, in the current state with heavy equipment moving around the property and ongoing demolition in all buildings it is unsafe for anyone to remain living in any of the units.

Tentative Mitigation/Remediation Schedule:

All units Building D are demoed and drying
All units Building E are demoed and drying
All Units Building J are demoed and drying
All Units Building C are demoed and drying outside 1 unit
Building A Demo is ongoing
Building F Demo is ongoing
Building I Demo is ongoing
Building H Should be starting week of the 14th
Building K Should be starting week of the 14th
Building G Should be starting week of the 14th

Our goal is going to be that all initial demolition, cleaning and drying are wrapped up prior to Thanksgiving. After mitigation is complete we will move onto the reconstruction stage within each individual unit and will release tentative schedules as they become available. We are working with structural engineers and the building departments to start the repair processes. We dont have a definitive timeline yet on repairs.

This is an ongoing process, we are working as quickly as we can and we appreciate everyone giving us the space needed to complete our work in the safest way possible.

Furthermore in the event anyone chooses not to heed our advice and remain away from the construction zone we can provide a waiver for limited access to their unit. ADU Contractors assumes no liability for any unauthorized access.

Sincerely,

Martin Light
COO

ADU Water - Fire - Mold - Storm

ADU Remodeling

P: 561-771-1320

E: Hideaways@alldryusa.com

Corporate Office: 2600 Quantum Blvd Boynton Beach, FL 33426 1-888-998-2379

CGC License No.: CGC 1525977 Mold License No.: MRSR 2976

New York - Texas - Florida- North Carolina

www.AllDryUSA.com



New York - Texas - Florida - North Carolina