

**Important Notices** are posted at the end of this eBlast.

## **Here is your 11/21/2022 Recovery Update:**

### **Engineer's Advice to Board Regarding Active Construction**

*...It was observed that owners and/or staff were also at the property while work was being conducted. This community is now an active construction site and proper personal protective equipment should be worn. Roof debris with exposed nails, broken glass, and open framing with capped (but live) electrical are some of the conditions present currently. We recommend that access be limited to protect the public, and the area be treated and respected as an active construction site...*

D. Adam LeBlanc, PE  
Specialty Engineering Consultants

### **Board Meeting 11/15/2022**

The board met via Zoom on the 15<sup>th</sup> to consider the advise related to safety concerns. The board continues to take this all into consideration, but ask that you reconsider any travel to HBBC at this time. Conditions are not going to get any better until they get much worse.

### **Construction Zone Injury**

It has been reported that one adjuster visiting on the island required emergency room care after stepping on a nail in the construction debris and developed an infection. This DID NOT happen at HBBC, but it is a very real risk that exists on our property.

### **Security Update**

Steve Lohr reports that lately there had been a lot of golf cart traffic on the property, especially at night. He expressed concern for security of the units. In response, he put a chain across the roadway entrances near G & K building. The chain will be secured in the evening and taken down in the morning. No trespassing signs and camera surveillance signs will be fixed to the chain. Motion sensor lights will be added to the building near the closure site. Steve will also be posting Danger-Construction Zone signs for the ferry landing and owners' dock areas.

Owners have asked if we will be hiring security guards. We can, but that is an expense that we would have to assess for. It is not in the budget and it is not covered by insurance. The cost for off duty sheriff is \$44.50 per hour, or about \$16,242.50 per month. An unarmed licensed night security guard would be less. We do not have an estimated cost, but at \$15.00 per hour the monthly expense is \$5,475. These projections assumes a shift running from 6PM to 6AM. This is not something the board is pursuing at present.

### Barge Landing:

The effort to rebuild the barge landing is moving forward. The problem has been finding a barge that can bring over a dump truck. Don't forget that we have been trying for over five months to get a tank truck over to pump out our sewer plant. The board has been looking for the most cost effective way to accomplish the work on the barge landing. We had rejected an estimate for over \$30,000 to provide all the trips it would take to accomplish the job of delivering material with a smaller craft.

Rob Hill has offered to try using his small barge to deliver a material bag of fill. If successful, a total cost of the project can be estimated. Please note the condition of the barge landing is not improving and over time could continue to deteriorate. Captain Tom has been adding loose sand, but high tide conditions just flush it back out. More aggressive remediation is needed.

### Hurricane Nicole update:

There was some water intrusion experienced with the rain from Hurricane Nicole even though staff and ADU did their best to prepare for the storm on the two days prior to the storm. Each unit was checked after the all clear was given and ADU responded with necessary action to deal with the new water intrusion.

### Construction Status from the Board and ADU:

- ADU regularly has between 55-65 workers on the property seven days a week. Their boat leaves the mainland at 6:30AM. Their day ends at 5:30PM.
- ADU continues to work on the understanding that they will be paid by the insurance company. We have not received a bill for anything yet.
- Here is a provision from the master contract with ADU:  
*A. Solution: Proceeds of Insurance – the owner will not be held responsible for any out of pocket payment more than the deductible above or outside the covered items of insurance payment, ADU will honor the policy cap and accept them as payment in full in regards to the approved insurance scope of work. Any non-claim covered items will be sent in a separate proposal for approval.*
- ADU is still on target to complete the demo phase by Thanksgiving, or shortly thereafter.
- Each unit takes about 2 days to demo and then 4-5 days to dry out.
- We are awaiting the report from the engineer that inspected our buildings. They are checking for any damage that may have been overlooked and will also determine the reasons for the structural failures that we suffered. Most importantly, they will identify steps that we should be taking now to strengthen our buildings.
- The board has retained All Dry USA as our general contractor in the reconstruction phase. The changes to the contract that our association general counsel identified have been made and we are ready to move forward.

- We will be using ADU's company for the roof replacement. Their service is more complete than Galloway in that they can do the structural repairs needed on the buildings with the worst damage. Again, ADU has agreed to accept the amount that our insurance company allows for these repairs. The estimate has already been sent to the insurance adjuster who will be reviewing it for approval.
- Roofing materials are being ordered and permit filings are being submitted.
- The team will be working closely with the structural engineer to implement the changes that are needed to strengthen the roof to wall attachments.
- A timeline for the start of work and a projected completion time should be available once the insurance approval, permits, and materials are all in place.
- We are currently considering several estimates for impact windows while we await direction from the county building permit office and the insurance adjuster. We are looking at several features, such as
  - aluminum vs. vinyl
  - the quality of the rollers
  - adherence to building code
    - wind rating
    - fire escape access on upper floor
    - turtle lighting protection

## Work Orders

Please be sure to turn in work orders for anything that is the association's responsibility to handle. Do not rely on a casual mention to have your request acted on. Steve or the captains may be busy when you mention it and forget to write it down. The work order process has been designed to track and prioritize the work needed. A blank work order is on at [www.myhideawaybay.com](http://www.myhideawaybay.com). The link is on the main page on the black title bar on the right-hand side. All the instructions for completing and submitting the work order will be found on the form.

## New Cell Phone Number for Caretaker:

- The new cell phone number for Steve Lohr is 941 699-6015

## Pump out of Sewer Plant:

- NES is still trying to work out the details to get the solids pumped out of our sewer plant. The service is approaching the six months overdue point.

## Fire Sprinkler Systems:

- Just a reminder of the status of the fire sprinkler system:
  - 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.

### Debris Removal:

- ADU has rented a barge and is hoping to begin debris removal this week.
- Neither FEMA or Charlotte County is offering any assistance with debris removal on the island.
- The mainland is still strewn with debris. There was some activity this weekend on removing trees and brush. Tons of household debris still litters the side of Placida Road.

### Ferry:

- We are still waiting for Gasparilla Marina to come out and advise if they concur with the marine surveyors decision to total the ferry.
- The ferry is covered on the insurance policy for its actual cash value. Just like with automobiles, they do not give you new for old. The limit of insurance is \$90,000, but the \$9,000 deductible will be subtracted from that.
- The actual cash value of the ferry was determined by a marine surveyor in April of this year. Please note that the valuation was determined by a different surveyor than the one assigning the total status.
- We do not have the October month end financial yet. The reserve balance in September are as follows:
  - Boat motors-\$24,015.65 (This does not reflect the purchase of the used motor for the skiff. That was about \$5,500).
  - Ferry Boat-\$47,073.73
  - Skiff-\$6,502.12
- Please note that the 2021 audited financial increased the depreciation of the watercraft by \$20,491. That change increased the 2021 deficit. It was originally thought that we would not assess for that element of the deficit since the reserve study was expected to set us on the right reserve path for 2022. Unfortunately, we are now looking to replace the ferry instead of reserve for it. Of course, any assessment will be based on the actual cost of a replacement ferry. We are just bringing to your attention that this is a shortage from the 2021 year that has not been corrected.

“Disasters are tragedies. Yet they can serve as laboratories for understanding the physical and social factors governing them. Valuable information gathered during the hours, days, months, and years following a disaster can lead to policies and practices that reduce the risk of loss of life, property, and natural resources.” *From A Safer*

*Future: Reducing the Impact of Natural Disasters (1991)* by the National Academy of Science, Engineering, Medicine.

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.

- 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.

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](mailto:henry.harding@citizensfla.com)

#### **Important Contact Information:**

Ferry Captains-- [hbbccaptain@gmail.com](mailto:hbbccaptain@gmail.com)

Caretaker--- [hbbc2015@yahoo.com](mailto:hbbc2015@yahoo.com)

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

Caretaker cell phone—941 699-6015

ADU email-- [Hideaways@AllDryUSA.com](mailto:Hideaways@AllDryUSA.com)

Work Order Forms can be accessed on [www.myhideawaybay.com](http://www.myhideawaybay.com)