

Important Notices are posted at the end of this eBlast.

Here is your 12/13/2022 Recovery Update:

Individual Unit Construction Updates:

- ADU has sent out new links to all unit owners with post demolition pictures. Please keep the link so that you can access the photos anytime.

Barge Landing:

- Robert Hill delivered ten bags of rip rap, the material that will be used to shore up our barge landing from the damage sustained from Hurricane Ian. This was a test run to see if the barge could be used to deliver this type of material since the barge is not equipped with a hopper. We are calling the experiment a success, but we will need about another ten bags of material to finish the job.
- The staff took advantage of the very low tide to install some piling to serve as a retaining wall for the rip rap.
- The cost of the first run was \$1,806.60. Robert had donated his time on the first trip since he was uncertain that this use of the barge would be productive. The barge charge was \$450. The materials were \$1,188 and the transport bags were \$168.60. Robert has agreed to do the next run for about the same charges.
- We had gotten another estimate from Dom's Do It All. It was over \$30,000 and was not considered.
- The cost of renourishing the barge landing is not an expense covered by insurance. Remember, we insure the buildings, not the grounds. The association will bear the cost of this project.

Association Docks

- Abbotts Construction has assessed the mainland dock. They advise that the entire dock does need to be replaced. This advice is based on their findings that the pilings are rotting and the galvanized bolts are rusting. We have not received an estimate for the replacement yet.
- Charlotte County has issued the permit needed to repair the floating header on the mainland dock. The cost for the header repair is \$4,800 and does not include re-decking the header. There is a possibility that they will need to replace two pilings to complete the repairs. That is an additional \$3,100. We will also be charged for the permit costs. These repairs are long overdue. They were needed back in 2020. No start date has been set yet because we have been told that this work would be ripped out when the new dock is built, so we are waiting on that estimate.
- The island floating ramp was ripped off during Hurricane Ian. It was retrieved by staff, but will require repairs. It needs new decking, side timbers, railing and

connection hardware to reattach it to the ferry dock. Abbotts is getting estimates for that work to the management company. This damage will not be paid by insurance. Neither Citizens or our flood insurance carrier will insure any structures over open water.

- The October balance in the boardwalk and dock reserve account is \$51,259.31. There will be no further contributions to that account in 2022.

Citizens Insurance Company:

- The Citizens desk adjuster has processed the field adjuster's report and obtain approval for our first payment in the amount of \$2, 890,569. They provided a lengthy report to document this payment. It is 585 pages long and is currently being reviewed and evaluated by ADU. The amount will be challenged if there is any disagreements on the valuation that ADU feels is appropriate. We are fortunate to have ADU assisting us in this review since they have extensive experience is negotiating with adjusters.
- The Citizens desk adjuster did advise that they did apply the “matching rule” when determining how many windows will be replaced. Any single broken window in a building at a given elevation will result in all windows in that same elevation of the building being replaced so that their appearance will conform with the rest of the windows on that level. However, it does apperar like Citizens will pay for hurricane impact glass or shutters. We are still waiting for Charlotte County to give instructions on the type of glass that they will require us to use. The board will be working with ADU to strategize for the window replacement.

Construction Status from the Board and ADU:

- The engineer has completed the designs for the trusses needed for those 11 units that lost all substructure in the storm. ADU has submitted the plans to several trust companies for estimates.
- We want to thank Don McLean (E6) once again. He reached out to his friend who owns Central Florida Truss to see if they could help our association out. When ADU first reached out to them they were told that CFT was not taking new orders for trusses until next July. ADU said that they were calling about Hideaway Bay Beach Club on the referral from Don and they agreed to get us an estimate right away. That referral might make a huge difference to our recovery! Thanks so much, Don!
- There is a change in plan related to the roofing shingles. Last week I reported that we were taking advantage of a generous offer from ADU to get us 160 mile wind rated shingles, but would only be charged the cost of the 130 mile wind rated shingles that we put on D, E, J, & K last summer. We knew that the shade of gray was a bit darker. Unfortunately, that kind of change can't be made since the lower rated shingles are available for purchase. The only way to make a change now is to put it out to a vote of the owners. That process would delay the ordering of the

shingles and ultimately the completion of the work. We can't slow the work down, so we will proceed with the same shingle that we had.

- ADU has rented a fenced acre of land on the mainland to use as a staging area for debris removal and for the staging of building material.

Pump out of Sewer Plant:

- We have worked out a plan with Andy Dixon and Martin's Septic for our sewer plant pump out. The pump out will hopefully take place this week.

Steve Lohr's Caretaker Report:

Steve's report is attached to this eBlast. It is also posted on the association website at www.myhideawaybay.com.

Termites:

- Spot treatment for termites is an ongoing process at HBBC. Total Pest Control comes to spray the grounds once a month. They will also respond to any interior pest complaints that are reported to the property manager, including termite activity. Tenting a building isn't recommended until the spot treatments don't seem to be effective any more. We were at that point before Ian landfall. It was decided that we would have all building evaluated for termites since so much of the studs are exposed. This is an opportunity for treatment that we have never had before.
 - Total Pest advised that A & E should be tented at a cost of \$12,600 each.
 - They also highly recommend that we treat all the exposed wood while all the walls are opened up. This will help prevent the need for tent fumigating the buildings in the future and will cut down on the spot treatments needed throughout the year. The cost for that treatment is \$3,500 per building.
- ADU is going to call Total Pest Control to inquire about the chemicals they use. We want to be sure that they will pose no harm to the ADU workers or interact with any compound that ADU is using for cleaning. We will make a decision on the Total Pest offer once ADU gives us the all clear.
- Pest control is not a reserve account. The annual budget for pest control in our operating budget is \$4,890. We have already spent \$1,990 through October of 2022.

Debris Removal:

- The work has already begun to remove the mountains of storm debris on the HBBC property. ADU has rented a barge. They will be using HBBC captains to pilot the barge, but they will be on ADU's payroll and insurance.
- The work began on December 5th. Martin at ADU is looking to improve the loading and unloading process by putting one crane near the barge landing and

one crane on the mainland. He is also looking at ramps that will aid in the loading process. Using ramps will hopefully free them up from using bagsters.

- ADU will be setting up eight 30 yard dumpsters on the mainland to assist in staging the debris removal effort.
- After the debris that we already have is removed, the barge will be put to use bringing over building materials and removing the old roofing and construction debris from the island.
- It is possible that the barge may be available to bring over owner materials and replacement furnishings at some point. Nothing has been set up yet.

Ferry:

- The challenge with repairing the ferry is that the Coast Guard must review and approve the wiring blueprints before they will authorize us to begin the work. We do not have any blueprints at present. Gasparilla Marina has advised that they can't create the needed blueprints. What follows is a summary of the other contacts that we have made to get the services we need for repair:
 - George Pettengill heard back from Troy at Marine Max. Marine Max is not a Yamaha dealer, so he wouldn't be able to help with the motors. They would also be unable to help with the wiring blueprints, nor are they able to suggest anyone who could provide that service. Troy was also reluctant to take on work of a vessel that needs Coast Guard approvals. He is concerned that having a vessel the size of our ferry will tie up yard space while waiting for approvals.
 - The Coast Guard can't refer a particular contractor, but did recommend that we reach out to a naval architect.
 - George also received an email from Corinthian, the manufacturer of our ferry. They state they do not have blueprints for our vessel. Corinthian had previously told me that our ferry was built before the current owners took over of the business.
 - I reached out to the insurance adjuster. She doesn't have a referral for us, but will call back if she learns of someone.
 - I also reached out to Harden Marine Associates. This is the firm that did the marine survey last April. Art is making some calls and will get back to me.
 - I reached out to David McKie who did our marine survey in 2021. He is also looking for someone who can help us.
 - I called Alpha Marine Surveyors, the firm that looked at our ferry after the storm. They are looking for someone who might be able to help us.
- Late and breaking news! George received a referral to the firm that does blue prints for Corinthian. They didn't have the drawings for our ferry on file, but can create them. The working time would be about two to three months for the needed Coast Guard approval and the cost is about \$2,000.

Fire Sprinkler Systems Reminder:

- 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. Please exercise appropriate care in or near these units.

2023 Dues Reminder:

The 2023 budget is still under development. The property manager will be ordering a single coupon for January 1, 2023 showing the 2022 dues amount of \$2,178. Any increase in the 2023 dues will be spread evenly over the remaining three quarters.

“Disasters are usually a good time to re-examine what we've done so far, what mistakes we've made, and what improvements should come next.” Dan Ariely

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.

Emergency Powers Granted to the Board:

- The State of Florida has declared a state of emergency related to Hurricane Ian damages. This status was extended by the governor and remains in force until February 20, 2023.

Important Contact Information:

Ferry Captains-- hbbccaptain@gmail.com

Caretaker--- hbbc2015@yahoo.com

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

Caretaker cell phone—941 699-6015

ADU email-- Hideaways@AllDryUSA.com

Bryan McGeHee, Charlotte County Tax Appraiser's Office-941-623- 1025.

Work Order Forms can be accessed on www.myhideawaybay.com

Important Dates:

2022 Annual Owners Meeting will be held on February 17, 2023.