

Insurance claim update—Citizens Insurance has not given any indication when payment for the supplemental claim will be issued. A request was made to Citizens to obtain a copy of the supplemental report, but it was denied. Concurrently, Citizens proposed an alternative to the typical claims process. They have asked the board to submit a total claim dollar amount. If accepted by Citizens, they would require a full and final release to be signed in exchange for the check. Discussions with Citizens are ongoing and the board is looking at all options on how to best move the claim forward.

Construction Update Summary:

- Completed Work:
 - Demolition work on the unit interior is complete with some exceptions. The exterior ceilings underneath the units and in the crib area will be completed at a later date.
 - A significant amount of debris removal has been completed. That includes building debris and household debris.
 - Dry outs of the units have been completed with the exceptions of the four buildings (D, E, I & J) with major structural roof damage.
 - The roofs have been re-shingled on Buildings A, C, F, G, H, & K.
 - Termite treatment (all buildings) and tenting of buildings A & E.
 - HBBC barge landing has been made usable. Although, some additional work is still needed.

The cost of the work completed to date is in the \$5 million range. The payment that we received from Citizens in December was \$2.9 million. The next phase in the reconstruction will not proceed until additional monies are received from the insurance company. However, the work to install the trusses in D, E, I, & J will proceed when permitting is resolved.

- Ongoing Work:
 - Tarping on Buildings D, E, I & J are being monitored and adjusted as needed.
 - Trusses and framing for the roofs on D, E, I & J have been manufactured and delivered. Installation will not begin prior to county issuance of the proper permits.
- Work on hold for insurance money:
 - Firewalls/insulation/drywall
 - Windows
 - Fire Alarm System

- Restoration of common elements in twelve units with major structural damage.
 - Miscellaneous and finishing touches- painting, lattice, etc.
- Work not covered by insurance that can't be funded on 2023 budget:
 - Fence replacement of mainland parking lot is not a priority and will be done when funding is available.
- Work that is not hurricane related:
 - Mainland dock replacement is on hold until funding is available. However, Abbott's Construction has been engaged to shore up the mainland dock. We hope that will give us the time we need to secure funding.
 - Docks – In addition to shore up the mainland dock, Abbotts will secure the ramps on both the mainland and island. Scheduling is in the works.
- ADU services to individual owners for interior work—The estimates should be ready for individual unit owners who have requested estimates in the near future.
- The current estimate for the completion of all construction work that is the association's responsibility is six to eight months. Of course, the twelve severely damaged units will take the longest. Those units require major sprinkler, wiring, and plumbing repairs.
- Drywall will be installed and taped at the association expense. Unit owners will be responsible for texturing, primer application, and painting.

Hideaway One- The ferry is still in for repairs. Our thanks to Captain Tom Loveday who does an on-site update once a week. Here are some highlights from April update reports:

- 4/3/2023
 - Old engines and brackets removed
 - Brackets being renovated.
- 4/17/2023
 - Deck cleared and console being sent to shop for repair.
 - All canvas removed. Port side railing damaged and is being assessed by a welder.

Permit Update—The eBlast sent at the beginning of the year talked about the scope of damage from the two hurricanes. It bares repeating. The area of devastation is overwhelming. The affects go far beyond just Hideaway Bay Beach Club and Little Gasparilla Island. Nine counties are under the federal disaster

declaration. Then Hurricane Nicole made landfall and the number of counties in the disaster area doubled.

On January 10th, the Associated Press published an article with the headline, “*Hurricane Ian fueled disaster damage that topped 156 billion on 2022.*” Ian alone accounted for 112.9 billion of the year's total disaster damages. The Florida Department of Insurance Regulation reports **100,052** insurance claims in Charlotte County alone. It is hard to say how many permits are required for each of those 100,000+ claims. Regardless, that places a heavy burden on four county permit offices, including our Englewood office. In response, the permitting office is closing to phone calls and walk ins at 2:30.

ADU has worked closely with the person assigned to review HBBC permit applications to make sure that the online submissions are correct and complete. You may have read on social media that some HBBC owners have reached out to the county directly with inquiries about our permits. **The board and the management company would strongly advise that individuals not do that.** All questions can be submitted to ADU, the property manager, and or the board. The county needs to be processing permits and not spending precious time on the phone with owner after owner after owner. Let's not create frustration for the county employee's that may turn into HBBC delays. ADU is monitoring the process and will handle this. Again, applications were submitted under the guidance of our county contact. Over this last week, the county is making changes that caused ADU to have to resubmit permit applications and resulted in delays. Let the county do their job. **Please do not cause relationship problems for the association or our contractor with the county permitting staff.**

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.
- 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.

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