

## Southpoint Condominium update / managers report for 10/10/2023

We had the main beach access stairs installed as soon as we could after the hurricanes destroyed them. We obtained the first bid from Cove Points Construction for \$60,000 this was for the main stairs only, then we talked to Good Guys Construction they bid \$51,636 total for the main stairs to the beach including the north stairs and repairs to the south end seawall and sidewalk after Ian. We probably saved \$30,000 by using Good Guys Const. We had to get DEP, County and City permits first which was 8 weeks. We had the railing company install a new fence and gate for \$6750 and ABC Lock installed a new combination lock for \$500 they said it should last 5 years.

Last year I looked into the FEMA Backed SBA Loan. I met a FEMA Inspector onsite to look at the damage. At that time the damage was mainly the roof, garage ceiling, seawall and beach stairs. I asked about slider doors which was the big item, he said they will only loan money on items not covered by insurance and especially not a deferred maintenance item like slider doors that have been corroding for years. The items they would lend money on would be the stairs and seawall. We also got called on the condo docs being original and not updated. Apparently this was an issue with SBA. At that point we were only looking at the stairs being replaced and we had money for that so the SBA loan idea went away. The board was not interested in getting a commercial loan at this time.

I had Morris Goodwin at TJW file for the DEP-62ER23-2 Hurricane Restoration Reimbursement Grant program and Southpoint Condominium received \$134,000 from the state. I asked him to go back to the state site and print out the application he said he is having issues doing that and can't log back on since the application is closed. I may be able to contact the state and get a copy somehow. I believe we claimed the insurance deductible, stairs and seawall work. They decide what you have paid by receipts and pay you .50 cents on the dollar.

After Ian we paid \$47,000 for a temporary roof. This roof had issues after Nicole and they came back to do repairs. They placed two hundred sand bags on the roof to hold it down. We hired United Engineering to assist with a new roof bid package. Bids ranged from \$516,000 to \$730,000 and AAT was chosen to install the new roof. Insurance only valued the roof around \$200k they considered this roof an upgrade and didn't want to pay for that. The a/c units were put on new aluminum stands. All 5 of the dryer exhaust fans were replaced. This roof has a 30 year life and is warranted for 150 mph wind as long as we have the roofer do the annual maintenance. AAT Roofing ended up costing \$518,000 not including the engineering project manual, securing bids and onsite inspections during the work. We added \$2000 on for new aluminum vents on the elevator tower. The assessment was to be \$7000 to owners but the board decided to lower it to \$6000 by taking \$76,000 from operating which they did.

We asked the engineer to inspect the seawall to see if it was sound and from what he could see there was some concrete damage under the stucco that sounded hollow and showed cracking but he was not sure how much. He said he could do a mini repair spec with a CF concrete allowance built in. The repair spec is required for permitting on anything structural. Good Guys Const had previously bid on the seawall stucco and at that time it was only for stucco replacement and their price was \$60,000 but did not include the lower section of the wall that never had stucco on it. Ace LLC's bid was \$60,300 which included stucco on the lower portion of the wall. With Ace LLC having the

expertise in concrete repairs over Good Guys they were chosen to do the work. During the removal of the stucco the engineer found long cracks running along the reinforcing steel in the cap. By the time they excavated the damaged area it turned into around 80 CF of repairs which added \$30,000 to the job. Everything was repaired, stuccoed and painted. We had Ace do repairs to the south end of the wall as well. The water run off from the house next to us after Nicole washed out the work that Good Guys had done and it had to be done over including upgrading the south wall with forming and pouring solid concrete with new steel. We almost lost the pool equipment area.

Additionally Ace dug up several areas along the seawall that had washed out meaning that the sand behind the wall went out of the PVC pipes onto the beach. Pavers were caving in so they dug it up and installed new x-filtration rocks and cloth and new surface drains on top of the pavers in the middle section. Southpoint purchased 2 pallets of pavers and Ace sub contracted the installation. We added some work to the french drain in the parking lot because it was compromised and flooding after heavy rains. They removed clogged up rocks from the top 6" and redistributed them to other areas in medians by palm trees then installed larger surface drains. All of this extra work brought the total up to \$110,000 from \$60,300 and we still owe \$30,000 to them on final payment.

With the project manuals for the roof, seawall and slider door projects the associated engineering inspections and reports we paid United Engineering around \$30,000 for everything thus far.

The PA working for you called Ask an Adjuster, separated the claim into 2 parts. The first part was agreed to and Southpoint received the insurance payments. The second part is for windows and slider doors. To reinforce the claim they said we need to do a water test and they did. They tested 3 walkway windows and 2 slider doors. Unit 503 slider and the office door was tested. Everything failed the tests they said which is bad for the insurance company and good for Southpoint. All that I know about the test is they put a lot of water on the windows and doors and cut out the corners of the drywall to look inside. They said water did leak inside during all testing. None of the east windows were tested. None of the north or south windows were tested. They will claim that the storms damaged the windows in a mediation hearing in New York. We don't have a date for that yet. The amount will be between a 1.6 to 1.8 million dollar ask.

The slider doors / garage project was put out to bid and Ace was chosen as GC and Gulf Stream as installer subcontractor. Southpoint paid a down payment on doors and expects to get them tax free if purchased by 12.31.23 for a \$45,000 sales tax savings. Work is expected to commence mid December 2023 and run 8 months doing 2 doors a day if possible. Ace removes the old door inspects concrete and makes repairs if necessary with engineer inspecting then new door gets installed followed up with Drywall inside and EIFS stucco on the outside. Blinds will have to be removed and put back up. The door is Velocity brand. 10 yr warranty.