

LETTER FROM THE PRESIDENT

June 2015

Summer House Owners:

The Board of Directors and Staff at Summer House are operating at full throttle. Here's the big picture.

What Exactly is the HOA?

The HOA didn't sell any condos or profit from any purchase transactions - at any time. The developer of Summer House [based in Atlanta] has long been disassociated with Summer House. The HOA's only 'profits' are the benefits that accrue to owners when the community is a high quality one in which to live and invest. The mission of the HOA is to maintain and enhance the property, both as a residence and as an investment, on behalf of all owners. That bears repeating because it is the most important thing. *The mission of the HOA is to maintain and enhance the property, both as a residence and as an investment, on behalf of all owners.* Thus, the Board and Staff of Summer House view issues through the lens of *acting in the best interest of all owners as a group.*

Golfside Re-Pipe

Solid progress continues. As I write this letter, there are only six buildings yet to be completed. It's quite a disruptive process but *we will all reap the benefits* of dramatically lower plumbing and maintenance costs in the future.

Landscaping

The Landscape Committee continues to traverse the property with management and our contractor and make recommendations that the Staff translates into action. Everyone is open to suggestions. Summer House is an exceptionally large physical property, so landscaping is a process, not an overnight result.

Golfside Color Project

We are close to major decisions. The Color Project Committee recently held a town hall meeting open to all owners during which the specific elements of the legal process and the color options were discussed. Subsequently, the Board authorized the Committee to file an application with the Palm Valley Overlay District to obtain their [legally required] approval for a color change. The hearing on that application will take place on June 24. The Board will meet shortly thereafter to evaluate the results of the hearing and decide what next steps are appropriate. Whatever the result, we should all commend the enterprise of our newest Board member, Arlene Roy, who has devoted

considerable time and effort to developing a sophisticated approach to the issues involved.

HardieBoard Project

Summer House's architect, Dennis Williams, is currently in the process of receiving several project bids submitted in accordance with the project plans he produced for us. When the bidding process is complete and Mr. Williams has reviewed all the bids in detail, the Board will be in a position to consider entering a contract to rebuild the exterior of Golfside Building 16, and we will meet to focus on this project. We are hopeful that the contract package will include meaningful financial incentives for owners who wish to replace windows. There will be more discussion of this topic as plans develop. Once the exterior of Building 16 has been rebuilt, everyone will have a far better understanding of the scope and potential cost of the overall project and we will be able to craft a more specific long term plan to rebuild the exterior of all the Golfside buildings. All owners, Golfside and Beachside, should be aware that this project involves significant implications for the value of everyone's investment in Summer House. This project is the next phase of a planned multiyear improvement to the basic structural integrity of Summer House properties. Remember, the HOA's 'profits' are the benefits that accrue to owners.

Contact Information

Please take a moment to ensure that the Staff has up-to-date contact information for you and, if applicable, your tenants. It's imperative. The Staff uses contact information for many purposes that benefit owners, including emergency applications.

Property Management Staff

Our Property Manager, Shannon Kolacz, and our Assistant Property Manager, Kirsten Fox, handle a daily array of details and important matters that are staggering in number, complexity and intensity. Hats off.

Thanks for your trust and support.

Sincerely,



Joe Gill