

LETTER FROM THE PRESIDENT

August 2015

Summer House Owners:

The Board of Directors and Staff at Summer House work to improve the residential experience at Summer House. A summary of the latest events follows.

HardieBoard Project

The HardieBoard Project, which will prove to be a signal event in the life of the Summer House property, is underway. Our contractor, Call Construction, working with our architect, Dennis Williams, has pulled the county construction permit to begin re-siding Building 16. You will see fences, temporary materials enclosures and scaffolding being erected in the very near future. We expect construction, once begun, to last for 30-45 days, depending on the extent of repairs necessary. It will be a disruptive process for residents and in recognition of that, the staff is thoroughly communicating with all the owners and residents involved to ensure that everyone understands the preparation required and the details of the construction process. Also, owners will have an array of options to replace windows, doors and sliders at discounted costs. We are all anxious to discover what conditions exist underneath the siding. Following the reconstruction of this building, we will understand much more about the practical and financial hurdles we will have to overcome as we work through all the Golfside buildings.

Golfside Re-Pipe

Progress continues. Building 18 is currently being repiped. Buildings 17, 19 and 20 remain. This project will be complete by the end of the year. We believe that we will retain a substantial plumbing reserve account upon completion, even though we continue to experience costly slab leaks in Golfside units which have not yet been repiped. Once this project is complete, it will be possible to evaluate the feasibility of a continuation of the repipe project on the Beachside.

Golfside Color Project

The staff is currently collecting proxy votes with respect to the color change proposal. It's all in the hands of the owners now!!! Please make sure to have your voice heard. To obtain a proxy in order to vote, you can stop by the clubhouse during business hours or just email the staff and they will be happy to provide a proxy. As a friendly reminder, the staff will be contacting owners to encourage their participation.

Amenity Access and Voting Rights

Pursuant to statutory authority and in accordance with the provisions of the Declaration of Condominium, the Board has directed that owners who have unpaid obligations to the HOA in arrears more than 90 days will henceforth be forbidden to utilize the common element amenities [pools, gym, clubhouse] and will also be unable to vote on any matters brought before the HOA owners.

Landscaping

We have hundreds of new plantings of a variety of plants. Additionally, the gutters on all buildings have been cleaned, and the palm trees have had their annual haircut. Soon, mulch will be distributed across the property. Landscaping such a large property is a task that never allows rest, but the staff is now managing the landscaping contractor at a level of detail that the contractor has not previously experienced. The 'To Do' list remains long, but progress is evident.

Trash

One of the most destructive things we can do to the quality of life in Summer House is to invite rodents to live in our buildings. Trash left outside doors, even for a short time, is a food source for rats, raccoons and other vermin. Please don't do it. Most owners don't want rodents in their condo, and that's why most owners don't want trash left outside their neighbors' doors. Some owners may wonder why this topic appears in nearly every letter, and I have been directly asked: do residents still leave trash outside in significant numbers? The answer is YES. Enforcement will continue.

Property Destruction, Too

Most owners would be surprised to learn that the staff has spent a considerable amount of time lately dealing with the reckless and intentional destruction of HOA property by residents and their guests. Yes, it happens. Recently, a pick-up truck attempted to enter through the exit gate at the Golfside entrance and didn't make it, tearing the gate from its hinges. The driver then propped up the severed gate in a position that ultimately resulted in the gate crashing onto another car, causing additional damage. Much staff effort and time was needed to identify the perpetrator, obtain payment from the unit owner's insurance company, and contract to have the gate fixed. The staff is currently in the process of recovering the cost of a new television in the Pub Room that was intentionally destroyed. The episode was recorded on our monitoring system. We often don't think about the wide range of situations that the staff must deal with, and we should all be mindful that they are tested by events on a regular basis. They handle much more than most of us imagine. Hats off.

Tenant Information

Please remember to register your tenants, provide the HOA with a current lease or renewal document, and make sure the HOA has a key to your rental unit. Emergencies happen, and you will want the assistance of the staff when an emergency occurs.

Thanks for your trust and support.

Sincerely,

A handwritten signature in black ink that reads "Joe". The letters are cursive and slightly slanted.

Joe Gill