

LETTER FROM THE PRESIDENT

November 2015

Summer House Owners:

Our Staff and our many contractors continue their work at Summer House at a rapid clip. Here's a look at what is happening now and what will happen soon.

Golfside Color Change Project

By an overwhelming majority of voters, the owners of Summer House approved the exterior color changes approved by the Palm Valley Overlay District. Summer House Golfside is going to have a fresh new look soon. Everyone in the greater Ponte Vedra Beach community is soon going to see that Summer House is making positive changes. New color palette = increased interest in our community. Thanks to Arlene Roy for being the champion of this cause!!!

HardieBoard Project

Once the ownership endorsed the presentation of a new image, the Board immediately sought to give substance to that decision at the last Board meeting, authorizing the exterior reconstruction of Buildings 1 and 2. Not only will this next phase announce the new color pattern along our A1A frontage, maximizing visual impact, we will also recapture nearly \$20,000 in direct costs by reconstructing two buildings at once. Owners in these buildings will be receiving communications before the end of the year regarding the details of the project and the reduced-cost opportunity to replace windows that will be made available to them.

The Building 16 project is nearly complete. After a series of meetings with our architect, our general contractor and his framing subcontractor, James Hardie company representatives and the stair subcontractor, we finally have a clear understanding of the techniques and materials we will have to use in order to rebuild the Golfside buildings in a very high quality, durable way that will ensure long term warranty coverage and low maintenance costs for the Association. The process was, as expected, complicated by the weather and the state of the existing construction; it also involved a steep learning curve. The excellent news is that we won't have to experience the delays and challenges of that initial learning process again, although the weather will always be a factor in completion dates. Our contractor and his subcontractors now understand precisely how to proceed and, with the addition of multiple crews, work will proceed much more quickly.

Re-Pipe Construction

Following more than a year of sometimes arduous effort, the Golfside re-pipe is complete. The Association and its owners have been plagued for years with Golfside slab leaks, which proved to be wildly expensive for everyone involved, not to mention the stress and distress that such events produce. At this point, the Association no longer owns any interior water delivery lines, cold or hot, on the Golfside. Ground floor owners who utilized the special pricing to re-pipe their hot water lines will never again experience a slab leak inside their condo, as no pipes remain in service in the slab underneath their units. Those owners, ground floor or otherwise, who chose not to re-pipe the hot side plumbing in their units may still suffer interior hot water delivery line leaks under pressure, which can also be very destructive to adjacent units. The Association will no longer be responsible for any interior leaks in delivery lines.

Another observation regarding the re-piped Golfside units: there are many water heaters that are at the end of their useful lives and will fail soon. Water heater failure events are often destructive and expensive, and water heaters are an owner responsibility and a liability with respect to the damages inflicted on neighboring units.

Each Golfside condo now has an exterior shut-off [ball] valve on the side of their building that is marked with their unit number, and the water can now be shut off to any single unit without inconveniencing others. This plumbing feature can also be very useful to owners who use their condos as a second residence and are not in the area for lengthy periods.

The next phase of this refurbishment construction project involves the re-pipe of the 100 or so units on the Beachside in which the interior cold water delivery lines are owned by the Association. These units are located in the southwest sector of the Beachside. At its last meeting, the Board considered bids from plumbing contractors and authorized the Staff to make arrangements with David Gray Plumbing to undertake the project. Communications regarding the details of the project will take place well in advance of the actual work, which will begin early in 2016 in order to minimize disruption to residents during the holidays.

Landscaping

The October Board meeting was eventful and productive. In addition to the Board actions mentioned above, the Board also decided to terminate its contractual relationship with Duval Landscaping and, following the consideration of multiple bids, voted to enter into a landscape maintenance contract with DMKoehn Landscaping. Although the new landscape contract will represent an increased expense to the Association, the Board judged that the probability of receiving significant additional value in exchange for that increased cost was high. Our Landscape Committee is ready to listen to owner feedback on that issue as the new year progresses. Suggestions and observations made to management will be shared with these volunteers.

Compliance Committee

One of the most difficult volunteer positions to hold in our organization is membership on the Compliance Committee. It is their charge to judge, on appeal, whether the imposition of a fine on an owner for a rules violation matches the intent of the Board in making that rule. Was the rule intended to prohibit the behavior that has been fined, or could the Board not have foreseen such extenuating circumstances? Needless to say, tensions sometimes run high at these meetings. Whether you agree or disagree with a particular outcome, our Compliance Committee members consider nothing but the best interest of the community as a whole. I admire them for their unselfishness and their wisdom.

Other October Board Meeting Notes

The Staff relentlessly negotiated several of our vendors into price concessions. And then they negotiated some more. The bottom line is that the Staff was able to cobble together some significant financial savings without sacrificing vendor service levels by closely examining disparate areas from telephone service to garbage removal. Our staff is motivated; just ask our vendors. The Board adopted the Staff's proposals.

Budget Workshop

On November 4, the Association held its Budget Workshop during which each line item in our budget was reviewed and discussed. This is the "rubber meets the road" consideration of where we should be spending how much money and, of course, how much money should be raised from the owners to achieve the objectives of the community. Although the final Board vote to adopt the budget will take place at the Annual Meeting on December 9, the tough work of line item decision-making was accomplished on November 4. You will find a draft of the budget in your Notice of Annual Meeting packet. The budget does not contemplate an increase in HOA dues.

2016 Board of Directors

The Board's membership will be stable for the next year, and the Association will not undertake an election process at the Annual Meeting.

Kudos to Shannon, Holly, Curtiss and our Staff

It's an everyday grind. It's all about the details. They approach each day with positive attitudes and perform at an exceptional level. Please let them know you appreciate their efforts.

Thanks for your trust and support.

Sincerely,



Joe Gill