

LETTER FROM THE PRESIDENT

August 2017

Summer House Owners:

The volume and pricing of real estate sales in Summer House are more brisk than they have been for many, many years. We're encouraged, but we still have much work to do to make our community live up to its potential.

Budget Planning Underway

As the Staff begins the arduous task of planning every single line item in our budget for the next year, those of us most involved in the process weigh the wants and needs of our community with the dollars available...and make hard choices. With limited money, we have to defer worthy projects and simply can't pay for everything everyone would like to accomplish. It has become crystal clear over the years, though, that one choice the Board has repeatedly made has proven wise and has paid dividends to everyone - accommodating a large capital improvement budget. We begin the budget process with that principle in mind.

The Budget Workshop, which is held prior to Board adoption, is the forum during which everyone can have input and ask questions. Because that meeting is, in many ways, the most important of the year, I encourage everyone to attend. Doing so will impart a better understanding of the necessary trade-offs the Board must make.

The Recurring Problem of Bulk Item Disposal

When people from inside and outside the community leave items in or around the compactors that are inappropriate for the compactors' capabilities [furniture, vacuum cleaners, carpet rolls, construction materials, etc.], the HOA has to pay extra charges for proper disposal. Do you want to pay for that? I don't, especially when the offenders don't even live in the community. Fortunately, the St. Johns County Sheriff's Office feels the same way, and has sent officers to visit offenders personally. The Board also raised the single day fine for owners for such behavior to \$100 plus disposal charges.

There are high definition cameras focused on the compactors.

Please don't do it, and emphasize to tenants moving out of the community not to do it. The tenant may be gone, but the owner will still be fined. Unfortunately, the Board has concluded that there is no alternative to treating this expensive and unsightly behavior harshly.

Changes in Flooring Type

If you own a unit that is above another unit, please be reminded that you must submit an Architectural Review Request to the Board prior to changing flooring type. Our Declaration contains some very specific and limiting language regarding flooring which the Board has no authority to alter or ignore. However, the Declaration grants the Board

and Staff very extensive and invasive powers to correct flooring changes made without Architectural Review. If you are thinking about changing your flooring type, check with the Staff to see if Architectural Review is needed and, if so, the procedural requirements for submitting a Request.

The Grounds

Consensus opinion is that our community is, in general, looking better than it has in years. We should be thankful for the Landscaping Committee's commitment to ensuring thoughtful input. Moreover, we should be thankful to the Staff, Shannon in particular, for their employment of...[how should I say this?...]highly impactful communication techniques. The landscaping will never be perfect, but we have made some very meaningful improvements. Thank you.

Golfside Buildings 5 and 6 Construction

The HardyBoard project continues and is the largest expenditure line item for Summer House. While each building presents a few twists that are unanticipated, certain patterns have emerged with respect to the issues that we face reconstructing these buildings. The chimney runs along the sides of the buildings all require extensive re-framing [read: extra demo, frame material and labor, and insulation], probably due to many years of water leakage through compromised caps. We replaced most of those caps about 3 years ago, but the damage had been done. Manufacturing, powder coating and installing stairs, sometimes three stories high with landings in-between, has proven to be a complex, extraordinarily time-consuming [there are limited sub-contractors who can perform this work] and wildly expensive undertaking. We have chosen to replace the wooden stairs, however complex and expensive the process, with metal stairs so that, in the future, our community will not continue to struggle with their maintenance and performance. Once and done. Buildings 5 and 6 are next in line.

The Board's function is to make policy. The Board has directed the Staff to enforce the Board's policies *with an eye toward their purpose*. It's not an easy job. But it has to be done to preserve and improve our property.

That's always the touchstone: preserve and improve our property.

Thanks for your trust and support.

Sincerely,



Joe Gill