

LETTER FROM THE PRESIDENT

November 2017

Summer House Owners:

As we continue the process of working through the damages caused by Hurricane Irma in the second week of September, it's time to summarize for the Summer House community the progress made and the challenges remaining.

Irma's Destructive Impact on Summer House

Within a couple of weeks of Irma's visit to our area, many cosmetic issues caused by the storm had been successfully addressed. Although there were areas where some debris had not been removed and there were still some tree branches that remained hanging, most of the property looked as though we had largely escaped Irma's wrath.

Nothing could be further from the truth.

Irma had a profoundly destructive physical and economic impact on Summer House. Irma was an entirely different experience for our community than Hurricane Matthew.

When you receive this letter, we will still have about 80 open work orders related to the hurricane, and will have spent over 40,000 unbudgeted dollars on repairs and cleanup, with more expenditures, substantial ones, expected. For reference, it is somewhat rare to have more than 1 or 2 open work orders at the close of each week; often, we have none outstanding.

On the Beachside, we have 15 roof leaks, a number of which involve tree branch penetration of roofs and destroyed patios, 5 remaining electrical issues, 14 various chimney/chimney cap/building exterior issues, 9 water intrusion problems and various miscellaneous minor issues. We have resolved a number of major and minor issues, most notably a water main break.

On the Golfside, we have 13 roof leaks, 9 electrical issues, and 8 remaining chimney and building exterior issues, some of which involve water intrusion. Also, we lost an entire chimney assembly on a building, which must be rebuilt in its entirety first by a metal fabrication company [there are 2 local companies capable of this work and, needless to say, they are overwhelmed], then the outer shell must be framed and sided by a carpentry crew, then the full assembly must be installed and flashed by a roofing company [again, the demand for roofers greatly exceeds supply]. We have resolved a number of chimney cap flashing repairs, which prevented further water damages.

Like the chimney assembly, the tree branch penetrations of roofs and the destruction of patios, many of these repairs involve coordinating multiple construction trades who are all under stress from the sudden demand for their time and labor. Diagnosing the

proper repair procedures and coordinating vendors is an arduous and, unfortunately, lengthy task. We must also contend with an unusual set of issues associated with price rises and limited scheduling availability of construction labor.

Our Staff is charged with the task of balancing the cost of these repairs, which are obviously not budgeted items, with the speed and efficiency of the work. It's not an easy task. Our Staff has attempted to keep all the affected parties informed.

But it's not all gloom and doom.

We have trimmed the sails, utilized some landscaping and repair budget categories, collected past due funds, negotiated with our vendors and invoked our warranties to produce the funding for repairs.

While our property will not be fully restored for a while, our Staff has been able to produce a presentable and operable property sufficient that sales and rentals, which stalled following the storm, have resumed their brisk pace.

Today, *in another condo complex*, I heard a Realtor suggest to a client that Summer House would probably be the best place to purchase a unit. From that complex, I drove to Summer House and, in one of our parking lots, I overheard a seasoned resident welcoming a new resident to the property and telling her what a great decision she had made and how much she was going to enjoy living in Summer House. Negative voices are sometimes loud, but they don't represent the mainstream of Summer House owners and residents.

Those are the facts as I know them.

There's a mountain of work left to be done. It can't be done as fast as any of us wants it to be done.

The Board will keep a close eye on the work of our Staff, and our Staff will continue to work for a day when Irma will have left us forever.

Remember the touchstone for the Board and the Staff: preserve and improve our property.

Thanks for your trust and support.

Sincerely,

A handwritten signature in cursive script that reads "Joe".

Joe Gill