



Sand Dollar III Condominiums

Crescent Beach, Florida

August 9, 2021

Dear Fellow Homeowners,

We hope this message finds you and your family as well. As our summer construction work comes to a welcome close, we would like to take an opportunity to update you on our current and future projects. We are pleased to welcome Steve Berk as our newest Board member. He will be replacing Charlie Lane who recently stepped down from serving as our secretary. We thank Charlie for his service and wish him and his family all the very best!

At our most recent meeting, our Board voted to create a new position: *Director of Maintenance*. Bob Reed will be serving in this capacity, and will be our Association's point man on all maintenance issues. He will be working closely with Jim Haga to keep on top of our various maintenance projects.

Concrete Restoration Work & Westside Painting

Work on our westside walkways is coming to an end, and we are very pleased with the project thus far. We have finished the walkway coating process, and the painting of the building's westside is complete. We will have some touch-up work to do, and then we will be installing new rails similar to those on our eastside.

During the course of this project, damage to our concrete parking structure was noticed. We are currently addressing this with our engineer. We will be performing repairs so that our parking garage is in great shape by the time this project concludes.

Unfortunately, we have found concrete spalling on structural columns inside some units. To ensure the safety of our building, all interior oceanside support columns (found in your living rooms) will be inspected to ensure the columns are structurally sound. Furthermore, some units may have spalling issues around ceiling areas near their unit's sliding glass doors. Those areas will also be inspected. We understand that such work may disrupt your personal and/or rental plans, but this work is necessary and will not be delayed once scheduled. Our contractor will do their utmost to contain their workspaces within your unit, but concrete repair is inherently a dusty affair.

Please take a moment to review the following:

1. ALL CONCRETE REPAIR WORK will be paid for by our Association. SD III will also pay for any drywall repair if needed in your unit.
2. Should drywall or ceilings need repainting and/or retexturing after a repair is completed, such work is the sole responsibility of the unit owner.
3. In the event that a ceiling or floor concrete repair is needed, the Association will repair the affected concrete, but will NOT be responsible for the repair/replacement of any wood, carpet, or tile flooring. Any repairs/replacement are the sole responsibility of the unit owner.
4. Some unit owners may find themselves in a situation where we have found damage to a concrete area near their sliding doors. Please know that if a sliding glass door is removed for a concrete repair, that door MAY not be able to be reinstalled if it is not up to current code, or if it is found to have been compromised. The building code will be followed, and we cannot grandfather in ANY damaged or non-compliant window or door products.
5. Jim Haga (along with a select committee from our Board) have conducted an inspection of all westside windows, sliders and shutters (for units that have them). Some units will be receiving notifications in the coming days that one or more of their westside windows will need replacing. Some units may also need to repair their damaged shutters. Westside shutters do not have to be hurricane ones, but they must be in good working order and not damaged.

As our Association will be replacing the three lower-level windows (in the office and in the rec room), Jim will be getting bids from several vendors. There may be an opportunity for a group discount here, and we will make available our quotes and product specs to owners needing to replace their westside windows.

Please understand that, while our westside does not bear the brunt of the ocean, it is nonetheless part of our building's envelope. For those of you with original windows, it will be time to replace them. Our board has voted on a 12-month period in which any replacements must be ordered if not yet installed. We will be strictly enforcing this policy. For any unit owners that have compromised sliding glass doors on their westside, those doors must be immediately replaced. They attach to our concrete structure and we cannot allow our newly finished westside to be compromised.

6. Some eastside balconies need to be recoated. Our Association will be paying for this. We have made arrangements although we do not have an exact schedule yet. When the time comes, owners will be notified to bring in their patio furniture. The work will be performed without the need for any inside access to your units.

Elevator Modernization

Our elevator committee has gotten preliminary bids from several vendors. We are working with our hired a consultant on reviewing these bids, and should have some updates for you in the coming weeks.

Beach Boardwalk Replacements

Our Board has made a good faith effort to work with SD IV to replace our (closed) shared beach access. Unfortunately, the negotiations are at a standstill as of now. We will be restarting talks soon, and may have an update for you in the coming weeks.

We did have a very productive meeting with the Board of Directors from SD II on July 31st. We're working together on an easement agreement, and have formed a joint committee to begin the process of replacing our shared beach access. We will be investigating the costs, materials, and the possibility of constructing a no-stairs ramp as a replacement for our current structure. This project has many steps to it, and we will be keeping you informed as things progress.

A final word from our President

I want to take an opportunity to thank all of the homeowners for their patience during this long construction project. I know that all of this dust and debris are not fun to live with. Having heard some concerns from owners, I want to respond to a few things.

The last few years have been challenging, with one storm after another, only to be followed by Covid and our extensive concrete repair project. I know it can seem like expenses are going up, and that projects seem to keep appearing. Please understand- *we are almost done with the hard lifting*. It is important to realize that our building is playing catch-up after many years of falling behind.

This Board has a responsibility to maintain our building's protective envelope, and we have rules & policies in place now that will serve us well going forward. We are taking a very proactive approach when it comes to maintenance, and it is important that our homeowners do the same as well. Many of us have been asked (in a few short years) to make some expensive repairs to our units. But items like windows and hurricane shutters are once-in-a-generation purchases. Rest assured that once you've made these replacements, you've done your part to ensure the wellbeing of not only your unit but that of our building.

My goal as your President is to get this building at a level where we are never behind again- *be it our storm/envelope protection, our concrete/structural integrity, our aesthetics/basic maintenance, or our reserve funding balance sheet*.

We are almost there, but we still have some big projects to complete. After 40 years standing, our building needed an overhaul, and overhauls ain't cheap or easy! That goes the same for our individual condos. Please find attached to this letter a maintenance/repair information sheet that may help as a reference going forward.

On behalf of our Board of Directors, I wish you and your families all the very best.

Joshua Herbstman
President, SD III BOD

SD III Unit Owner's Maintenance & Repair Reference

Drafted by the Board of Directors, August 2021

<u>Item</u>	<u>Owner Responsibility</u>	<u>Association Responsibility</u>	<u>Estimated Lifespan & Additional Notes</u>
AC Units	Owner bears all costs Owner must replace when required	Management will at regular intervals inspect for damage on roof	Given the ocean air, AC units often don't last past 5-7 years on our rooftop. Please know that while you and/or your service company may feel your unit is still working just fine, there comes a point where the corrosion of your rooftop unit compromises our building's roof. Management reserves the right to require AC units to be replaced based on condition.
Hot Water Heaters	Owner bears all costs	Management will at regular intervals inspect	Owners are required to replace hot water tanks every 10 years
Windows	Owner bears all costs Owner must replace when required	Management will at regular intervals inspect for damage Association will pay for caulking during the building's painting cycles	Most modern installs last 25 years or longer if properly maintained
Sliding Glass Doors	Owner bears all costs Owner must replace when required	Management will at regular intervals inspect for damage Association will pay for caulking during the building's painting cycles	Most modern installs last 25 years or longer if properly maintained
Front Screen Doors	Owner bears all costs Owner must replace when required	Management will at regular intervals inspect for damage	These doors often corrode & deteriorate after a few years
Front Doors	Owner bears all costs Owner must replace when required	Management will at regular intervals inspect for damage Association will paint the front doors as needed	Entrance doors should easily last 25 years if properly maintained
Hurricane Shutters	Owner bears all costs Owner must replace when required	Management will inspect if a problem is reported	Required on Eastside Balconies, Motors need regular maintenance
Interior Plumbing	Owner bears costs of their unit's pipes Owner must replace when required	Management will inspect if a problem is reported Association will pay for any repairs to the building's pipes	Owners are strongly encourage to replace their unit's copper pipes
Drywall	Owner, at times, bears costs	Association will pay for drywall in certain repair circumstances	Owners choosing to remodel bedrooms, kitchens, bathrooms, or other unit areas usually are responsible for the costs of drywall
Flooring, Paint & Other Surfaces	Owner bears all costs		Owners are fully responsible for all flooring and paint costs