



Sand Dollar III Condominiums

Crescent Beach, Florida

A Letter to Our Owners

May 6, 2022

Dear Fellow SD III Owners,

On behalf of our Board of Directors, I hope this message finds your families well. I would like to take a moment to update you on some important information regarding our property ahead of our **Annual Homeowners Meeting May 21, 2022 at 12pm**. A BBQ lunch will be provided and we look forward to seeing you at the Rec Room then!

Please review the following information, and feel free to email Jim at our office if you have any questions or concerns. **ALSO NOTE: Our Board has voted to increase the monthly maintenance to \$700 per month, beginning June 1, 2022.**

Elevator Modernization

Our elevator is going to be modernized, and accordingly, will be shut down beginning the morning of May 9th. The work will be ongoing (7 days a week), and should be completed on or about May 29th. This has been noticed to all owners for months now, and should NOT be a surprise to anyone. Please ensure that your renters and guests are made aware of this, and please plan accordingly. Our office will email updates on the project as needed.

Parking Garage Repairs

Our parking garage will be repaired in the coming months, once we get a final schedule from Southeast Restoration Inc. Jim will email you before this work begins, and will update you as needed.

Beach Boardwalks

We are beginning the next planning phase with SD II to replace our shared Boardwalk. As for the shared SD III/IV structure, we are still at an impasse with their Board regarding financial and legal matters, and that access remains closed for safety reasons. Our office will update you as those projects move forward.

Eastside Repairs

The concrete restoration work on our eastside will begin sometime in August. Southeast Restoration Inc. will be performing the work, and our office has already informed our homeowners of what (if any) concrete restoration work will be performed in their units. We will have more scheduling information when we get closer to August. As always, Jim can provide you with details about your particular unit.

Westside Windows, Front Doors, Shutters, and Sliding Glass Doors

If you have been informed that any of your westside windows, doors, shutters, and/or screen doors need replacement, PLEASE make arrangements for needed work, as per our Association's guidelines. We will be enforcing our rules, and we ask that everyone keep in mind the \$500k we just spent repairing the westside of our building. Protecting our investment and keeping our building beautiful is everyone's responsibility. All owners who have needed work have been contacted by our office months ago. Please get with Jim if you have any questions or need help making arrangements.

Security Committee Volunteers Needed

After a few past attempts, our Board is calling for a new group of volunteers to join a Security Committee to make recommendations to our Association. We already have a few volunteers but would like more. Given our history of building vandalism, a past break-in in our downstairs office, and the nature of this "easy-access" building, many homeowners want to see changes here at SD III... *changes to make everyone feel a bit safer*. Please contact our office if you are interested in volunteering for this group.

A Passing of the Torch

After over five years as President, I will be stepping down at the end of our May Annual Meeting. I will stay on as Treasurer/Secretary (since we don't have a volunteer for that position) for the time being, although I will be retiring from Secretarial duties no later than the end of 2022. After that, I am happy to serve as a Treasurer should our Association need me in this capacity.

I have enjoyed working with Jim, Cody, and our fellow Board members these past few years to help modernize and beautify our building. Running this Board has not always been easy, but SD III is a place I love very much. I encourage any owner who wishes to participate in our Board.

See you all in a few weeks!

Best wishes,
Joshua Herbstman