



Sand Dollar III Condominiums

Crescent Beach, Florida

January 3, 2019

Dear Fellow Sand Dollar III Owners,

I want to take this opportunity to wish you and your families a happy New Year. I also want to give you an update on our shared community.

2018 was a very busy and productive year at SD III. First and foremost, I must say that Jim Haga has done an outstanding job managing our property. Cody Bivens, our maintenance assistant, has been moved into a full-time position by the Board after a summer trial-period. He is of great help to us, and having his extra hours has allowed us to do many inhouse projects- *saving money in the long run.*

At the beginning of 2018, the Board undertook a “**2020 Modernization Project.**” The goal was to examine certain critical elements of our building: issues like storm protection, electrical safety, water leak mitigation, etc. After a professional building inspection, consultation with Coastal Realty, and several board meetings, certain changes have been made:

1. Rule changes (to be) incorporated mandating life spans for all traditional water heaters.
2. Units with outdated electric panel boxes have changed (or are scheduled) to upgrade boxes.
3. All units now have water shutoff sensors on their interior AC systems.
4. The Board voted for the Association to pay to clean all unit dryer duct vents going forward.
5. The buidling has installed a drain system along oceanside first floor to protect from flooding.

The final component of this project is the 2019 Ballot Initiative attached with this letter. Two items are on this ballot, one of which is critical to our storm protection going forward. As a short review of this matter, many of you will remember that the hurricanes and the nor’easters over the past years have caused tremendous water intrusion problems for our building. After an inspection by a professional water mitigation expert, many issues were brought to the forefront and discussed.

Ideally, if money were no object, every unit would have new window and sliding glass doors, (up to the latest building codes), along with hurricane shutters. We would have a common standard and product installed by commercial contractor, replacing years of poor installations and products that we have all been the unknowing victims of.

We do not live in an ideal world, and there is no appetite for such an expensive and ambitious overhaul of our building. That said, the Board feels that requiring East-side hurricane shutters is a fair and reasonable approach to take at this time. Having all units install shutters will go a long way in reducing our future storm damages. SD III currently has approximately 75% of its units

with storm/hurricane shutters. Many owners without shutters have already placed orders to have them installed. ***This proposal would mandate that all units have shutters, and that shutters meet the current FL Building Codes.*** Please consider this initiative carefully and respond timely with your vote.

We have also been busy with routine maintenance along with some needed upgrades. The maintenance shops got a much-needed cleaning and reorganization. The north, south, and east ends of building were painted and water-proofed. Concrete repairs were made, and new caulking was done around windows and shutters. We are currently taking bids to resurface the top deck of the parking garage. This project is overdue, and we will be utilizing a better-quality coating material than previously used.

Jim and Cody are finishing up retiling the ceilings of the recreation and mail rooms. This new ceiling will feature PVC tiles. Unlike the paper-based ceiling tiles we had, this product will not warp, mildew, or deteriorate over time. The tiles can be cleaned and painted if needed, and should outlive us! New LED lights are also being installed, saving us money over the long term and replacing those awful outdated fluorescent tube bulbs. The rec room will also get a fresh coat of paint in the coming weeks.

At our last board meeting, we adopted a set of Operating Guidelines for our building. This document, available on the website, provides us a framework for how we operate SD III. Should we have an emergency wherein Jim has to take an extended leave, our policies and maintenance schedules are codified so we aren't having to reinvent any wheels with someone new.

We are also updating our Community Rules. In the coming weeks, the Board will be sending out the this proposed revision for a 60-day comment and review period. The Board will then vote on the matter in the early Spring. This document will be concise, and will replace the various rules and addendums we have adopted over the years.

Finally, let me take an opportunity to thank the Board for their tremendous help in managing our community. They have made my job as your President easier and more enjoyable. And of course, I thank all of the owners here for entrusting me with this responsibility.

On behalf of Jim, Cody, and our Board: John, Ernie, Larry, and Bob, I wish you a wonderful 2019!

Yours truly,

Joshua Tobias Herbstman