



## Sand Dollar III Condominiums

Crescent Beach, Florida

November 18, 2020

Dear SD III Owners,

We hope this message finds you and your families well. As we approach the holiday season, (and the end of a very trying year for all of us), we wanted to take a moment and update you on several important topics pertaining to your home here at Sand Dollar.

### **West Walkways Project**

The Board is in the final process of choosing a contractor to begin the repair of our west walkways. The work is scheduled to begin in mid-January, and should be (weather and acts of God permitting) completed in mid-May. Work to be done includes repair of the structural rebar, new concrete where needed, and new railings. These walkways will then be coated with a waterproof sealant which will protect the structure from weather-related corrosion.

Jim Haga will be overseeing the project, and as it gets closer on the calendar, expect to hear from him regarding schedules and other important notification.

A few friendly reminders here:

1. Owners are not “foremen” on this job. Any complaints or questions regarding this project must be given to Jim as he is our point man here. Other than polite conversation, PLEASE DO NOT interfere with the work that needs to be done. This is an intense, dusty, comprehensive concrete remediation project, and it is important that Jim and Jim alone speak for SD III.
2. When it comes to the few days that each owner will not be able to come and go from their respective units, PLENTY of advanced notice will be given, so kindly make other arrangements for those few days.
3. As there will be jackhammering and other noise taking place for months, it is recommended that owners look into noise-canceling headphones if construction noise will be an issue. Please understand that despite precautionary measures, concrete dust is inevitable. We will do our best to keep this to a minimum, but be prepared for it in walkways and other common areas.

## **Elevator Project**

The Board has engaged the services of an elevator consultant, and is working on replacing several key components of our elevator in 2021. This project will begin AFTER the westside walkways are completed.

## **Beach Boardwalk SD III & IV**

The boardwalk between SD III & SD IV is now closed for safety reasons. Given its age, condition, and our sole liability, we have shut this staircase down until the construction of a new boardwalk sometime in 2021. We are currently working with SD IV to resolve some outstanding issues regarding the cost sharing, and we are in the process of taking bids for a replacement. We will be contacting you once we are further along in the process.

## **2020 Assessment**

Please remember we are in YEAR ONE of a ten-year, \$24,000 (total) assessment for our Association. Kindly remit your first check of \$2400 by year's end to avoid any penalties.

We will keep you fully informed about the aforementioned projects as details warrant. Have a wonderful holiday season with you families and please do stay safe!

Sincerely,  
The Board of Directors SD III