

1-12-22

Fellow Owners:

In case you didn't get Carol's email yesterday, we want to let you know that Beach Restoration has started in front of our property. Access to the beach is limited. There is a safety fence, so please be careful and let any renters/guests/property managers know.

We are working on adding a gallery to the AV Website aquavistapcb.org to share photos as they are generally too large to share by email. One is attached for your easy reference. The website gallery will be for construction projects and beach restoration to help you visualize what progress is being made. Please let me know if you have any issues with logging in. As you know, the roadwork out front is ongoing. Please continue to use caution as you navigate the changing traffic patterns as they add the roundabout in front of AV. This process is supposed to continue over the course of the next year to 18 months.

Elevators are of utmost importance and are being addressed. We are caught in the supply chain issues and are working diligently to get all of our Elevators operational. Reserves are dwindling quickly due to all the major projects this last few years including the high cost of elevator repairs and capital improvements to get them online. The reserve level is a consideration in all of our decision-making processes. We approved the repairs/capital improvement of \$170,000 for both Kone Elevators.

In yesterday's board meeting, we entered into a contract with Pendleton & Bowman for architectural and engineering services on our upcoming construction project. We, the board, want to keep you in the loop on the project and progress.

Below is a list of the items we are pricing and trying to determine what can be included in the construction with our current Hurricane Michael Insurance funds, what's optional, and how we proceed to pay for the necessary items. The safety of our building and for our owners is the highest priority and those items must be addressed. The list includes:

- Professional Services including Architects & Engineers
- Concrete Repairs - Entire Building (Below the parking level, parking level, pool level, through both buildings, clubhouse and common areas, retaining walls, etc.
- Exterior Facade of the building to include waterproofing, sealants, replacement of stucco, and painting
- Spalling (Rebar under the concrete)
- Decking - Walkways, Stairwells, Balconies, and Parking Garage
- Railing Replacement around the entire property
- Lighting/Electrical including fixtures
- Unit Front Doors & Common Area Doors - Door Jambs (if Necessary)

- Sliding Doors/Windows Replacement - Entire Property
Clubhouse/Office/Poolside/Stairwells and all 84 Units

This is a long list, a large project with long-term effects for our property. We are not taking this lightly and are trying to accomplish all that can be done, efficiently, cost-effectively, and timely. The Architect is gathering information and working on details to determine all the work that needs to be completed throughout the process.

An overview of the timeline as it stands now should also give you additional detail on the process. If everything goes as planned,

1. We are seeking your input and trying to include your wants/needs, so a survey questionnaire will be going out to you soon to provide your responses and feedback.
2. A project manual is being drafted to include all the line items of construction and estimated costs. The project manual will be delivered on or around the end of January. At that time we hope to begin to narrow down what we can do within our budget and have a better understanding of the scope of work to be completed.
3. A Request For Proposal (RFP) for Contractors to Bid will be sent out and we should have bids back by the end of February. At that time, we should have accurate numbers to consider for the real cost of the project. A timeline of construction can begin to be built with an idea of supplies/parts/equipment and then the different phases of construction giving us a more realistic calendar to work in. As soon as we know real costs and estimated timelines we can plan on what will be happening on our property taking into consideration as little inconvenience to our owners/renters/guests.

We have much to accomplish and value your input! There are 84 units, 84 unique owners with differences of opinion and situations. We are doing our best to make the most out of Hurricane Michael Insurance Claim and get our property into shape. This takes all of us working together. The board has to do what is in the best interest of all 84 owners, not ourselves and certainly not one individual over another. **We are neighbors first and foremost.** We are trying to provide as much information as possible without it being overwhelming. The information is subject to change, as is the timeline. The Board meetings allow time for owners to discuss items as they appear on the agenda and provide input through the process. We want your involvement. It is, however, our responsibility as owners to stay up with the information including reading minutes if we are unable to attend the meetings and ask questions as we go. I am going to try to do a bi-weekly update to owners as long as there is information to share during the process.

Progress and change can be hard. We all have a vested interest in our property. Your board is working to add value to that investment. Please complete the survey when it arrives and provide your input. It is being done anonymously. It will provide a gauge for leadership and your voice in the process. Your honest feedback is needed.

We will keep you updated as we know more information. Please be patient and flexible as it is an ongoing process. Our next board meeting is scheduled for January 20th, 2022 at 4:00 pm CT. Victor Bowman of Pendleton & Bowman will be present to give us an overview of where we are in the process. He will attend board meetings regularly to keep us all informed. An agenda will be sent to you prior to the meeting. Please mark your calendars now.

Hope to see you at the beach!

Respectfully,

Lou Christian, President



Aquavista of PCB Condo Owners Association

17155 Front Beach Road

Panama City Beach, FL 32413

www.aquavistapcb.org

850-400-4125 Cell Phone

Attachments area

