

Dear Owners:

Hoping this finds you healthy and warm! On Thursday, the board met and addressed several issues and I wanted to share the details with those of you who were unable to attend.

First, Carol sent her management report out on Friday. If you haven't had a chance to read it, it is very detailed and provides a wealth of information on what is happening on the property.

The board had an elevator audit completed in early December. Tim Murphy of Lerch Bates provided the board and the owners a review of the audit report and we were able to ask questions and they were able to review the proposals from our elevator company, Cavinder, for the modernization of the East & West Bagby Elevators. After a thorough discussion with both Tim Murphy and Matt Cavinder, the board approved approximately \$175,000 for the modernization of the elevators. There is still additional work to be completed on the Kone elevators before we can take down the Bagby's for modernization but we are waiting on equipment. Some shaft work will have to be completed before the Kones can be repaired. This is going to be a process as we are also waiting on equipment and parts plus the repairs of the Kone elevators. Your continued patience is requested while we get this right. They didn't get in the condition they are in overnight and it is going to take time to get them repaired. We have to ensure the 2 Kone elevators are reliable/dependable before we take the Bagby's down for 4 weeks to be modernized.

Victor Bowman of Pendleton & Bowman was also on the call and provided an update on the Construction Process. He is providing the project manual and sending it out to prequalified potential bidders. They are being given until March 8th, 2022 to do their due diligence and get their bids in. The potential bidders will be on property to review everything in early February. After bids have been turned in, P&B will review all the bids and make recommendations to the board. At that time we will also have a more realistic idea of the projects to be undertaken and can begin the planning and timeline of this process.

The board approved purchasing a computer for AV to store documents and for maintenance personnel use. A printer has been donated.

Beach Restoration is moving right along. They have moved the process past AV to the townhomes east of us. However, we are still a staging area for equipment and trailers. They've opened the west side of our beach and it is no longer fenced off. We've had "shell" hunters out there the last few days reaping the benefits of the renourished sand.

A Survey is being created for owners to provide their input through this process. It should go out, if everything goes as scheduled, around February 1-2. The survey is anonymous. It's an opportunity for the owners to provide feedback and input.

The website is up to date with approved minutes, and a gallery of construction going on in and around our property. Check out the photos at <https://www.aquavistapcb.org/construction/> Login is required. Let me know if you have any trouble getting logged in. Also, the new insurance policies are posted if you need that for mortgage lenders or your insurance professionals.

It's not too late to advertise your rental unit on the AV Website. It's an annual cost of \$120. Let me know if you need more information or are interested.

The next meeting is scheduled for Thursday, February 17th, 2022 at 4:00 p.m. CT Mark your calendars now to join us.

Thank you for participating in our meetings, caring about our property, and being great neighbors!

Blessings & Safe Travels!

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