

HURRICANE IAN 9/28/2022

Elevators – As of 12/3 the following are now running: 1, 2, 3, 4, 5, 6 and 10. TKE will return 12/5 to attempt additional restorations.

J&V Air Conditioning, Inc., 101 25th Street NW, Naples, FL, 239-687-0050 (Lazaro Martinez) have installed the bulk-purchased condensers for buildings 1 through 9. If you had someone besides J and V install your condenser, please save your invoice and we will ask for it later. Upon completion of buildings 10 and 11, they will proceed to replace any broken thermostats on first floor along with any disconnect boxes and whips not already replaced.

Drywall repair in wind-damaged units on floors 2 through 4 begins 12/3/22. Watch your email for notifications. Damaged windows above the 4' line are covered under the Master wind policy; however, the amount is still to be determined by the adjuster; there is nothing to do until we get more definitive information from him. CRC will order windows and reinstall drywall as soon as the insurance carrier confirms the coverage. The Master wind policy engineer will be here 12/19 to continue inspection of every window in every unit for damage. It's the owner's responsibility to paint and replace any trim pieces. Keep in mind SRM may have moved furniture to address the remediation, and the Master policy will cover one move of personal property, so if they move anything back at your request, they must bill you for it. Any costs associated with non-Master wind policy items can be submitted against your own H06 insurance policy.

CRC meetings will be held remotely via Zoom in 3-4 building groups as appropriate. The call for buildings 4 through 7 scheduled for 12/6 at 11AM. Watch your email for call-in notification. If you want to see the paint options, visit Sherwin Williams to see:

- SW 7661 Reflection
- SW 7005 Pure White
- SW 7012 Creamy

RESOURCES – AVAILABLE ON OUR WEBSITE UNDER THE "INSURANCE" HEADING

- Master Flood Declarations
- Master Wind Policy
- Master Flood coverage
- Details of Loss on HP letterhead by Terrace

Waste Management is picking up recycling again

The pool, fitness center, card room, and library are closed indefinitely. The pool is scheduled for mid-December to be drained, sanitized, and refilled, but no reopening date can be established until the equipment is assessed

No parking spots are assigned at this time. Please do not park up against the buildings/sidewalks as those spots are reserved for remediation and restoration equipment

The Board approved **for first-floor owners only** an exception for parking a storage trailer not to exceed 8' x 16' from now through issuance of your certificate of occupancy.

There is currently no update on carports

Items covered by the wind policy for units above the first floor:

- Moisture Remediation
- Windows
- Moisture barrier
- Insulation
- Paint-ready Drywall

All other wind damages should be covered by your own H06 policy

Items covered by Master flood policy includes the following which will be replaced with “like, kind and quality”:

- Drywall
- Baseboards
- Flooring (EXCEPT tile in good condition, if tile is damaged all of it is removed and included in the claim; if only the grout is damaged it will be cleaned/sanitized, then replaced in the restoration phase. If there’s nothing wrong with your tile but you want to take this opportunity to get it removed, removal & replacement will be at your expense)
- Interior doors and casings
- Kitchen base cabinets (they will try to preserve stone countertops, but they often break during the process. But remember, it will be replaced with “like and kind”)
- Bathroom lavatories
- Major appliances
- HVAC condenser
- Lanai sliders (first floor only, and only if damaged, along with damaged front door and screens.)

FEMA: 800-621-3362 www.fema.org If you don’t have flood coverage of your own, it’s recommended you file a claim against your property insurance to provide to FEMA as they will require proof you have none. If desired, you can then apply for a home loan through the Small Business Association. **They are still set up at the Lakes Regional Library in a separate room than FEMA.** You should also ask your tax preparer if you qualify for tax relief due to this disaster.