

## HERITAGE POINTE STATUS

UPDATED 9/13/23.

### OVERALL PROPERTY:

#### Clubhouse:

- The fitness center, card room, and library are closed indefinitely as we're waiting for CRC and HP volunteers to begin the restoration of the clubhouse.

#### Front gate:

- Repairs are still needed.
- Due to heavy construction traffic the gates will remain open from 6:00 AM until 8:00 PM
- Replacement remotes can be purchased in the office at a cost of \$25.

#### Parking:

- No spots are currently assigned.
- Please do not park up against the buildings as those spots are reserved for restoration equipment. EXCEPT FOR BUILDINGS 1, 2, & 3.
- Considering two bids for carport replacements

#### Elevators:

- Be sure to carry a phone with you in case the emergency phone is malfunctioning.

#### Lake:

- Salinity extremely high due to storm surge
- Fountains cannot be operated due to salinity factor.
- Using recommended product to allow irrigation to resume.

#### Public Adjuster:

- The Board has hired Altieri Insurance Consultants to assess the damage from Hurricane Ian and assist us in getting a fair settlement from our wind and flood insurance claims.

### WIND CLAIM:

#### Items covered by the Master wind policy for floors 2 – 4:

- **Moisture remediation**
- **Boarded up windows.**
- **Moisture barrier**
- **Paint-ready drywall (does not include texture)**
- **The owner is responsible for making repairs for ALL other wind damage, which should be covered by your own H06 policy.**

#### Lanai Screens:

- Insurance coverage for screen replacement is still unresolved.
- There is a shortage of screen material, so it may be months before resolution.

#### Windows:

- Boarded-up windows.
  - All have been replaced.
- All other damaged windows
  - Amount is still to be determined by the adjuster, can do nothing until we get more definitive information.
  - If you replace your windows before we have reached a resolution with the wind adjuster, please take photos of the damaged window, and save your receipt.

## **FLOOD CLAIM:**

### **CRC First-Floor Restoration Daily Activity:**

**Building 1-** Completing final electric and final plumbing as units become available. Completing punch list items. Completing cleaning. Completing final inspections.

**Building 2-** Completing final electric and final plumbing as units become available. Completing punch list items. Completing cleaning. Completing final inspections.

**Building 3-** Completing final electric and final plumbing as units become available. Completing punch list items. Completing cleaning. Completing final inspections.

**Building 4-** Completing final electric and final plumbing as units become available. Completing punch list items. Completing cleaning. Completing final inspections.

**Building 5-** Installing finishes and hardware. Completing final electrical trim. Completing final plumbing as units become available.

**Building 6-** Cabinets installed. Installing finishes and hardware. Continued electrical trim in units. Final painting in units available.

**Building 7-** Cabinets have been delivered, install to be completed 9/14. Installing finishes and hardware. Completing punch list through all units. Final painting in progress in units. Continued electrical trim in units. Completing final plumbing as units become available.

**Building 8-** Completing baseboard installation as units become available. Final painting in units where available. Continuing flooring installation in units, completed some already.

**Building 9-** Completing baseboard installation as units become available. Final painting in units where available. Continuing flooring install, some units completed already.

**Building 10-** Final painting in units where available. Continuing flooring installation as materials arrive, most units completed already. Started electrical trim in units.

**Building 11-** Continued final painting in units where available. Starting flooring installation as materials arrive. Continuing final electrical trim in all units.

### Storage Trailers:

First-floor owners may park a storage trailer not to exceed 8' x 16' from now through completion of final inspections and the owner is informed the condo may be occupied.

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

- Drywall
- Baseboards
- Flooring (EXCEPT tile which will be cleaned and sanitized.)
- Interior doors and casings
- Kitchen base cabinets only
- Bathrooms
- Major appliances, which is stove, dishwasher and refrigerator.
- HVAC condenser
- Lanai sliders

### 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