

OWNER UPDATE - JANUARY 13, 2023

DRYWALL

- Coastland Custom Builders: Units 2225B, 2217A and 2206A are drywalled and will be primed on Friday, January 13th. The baseboard and doors will be installed during this week. Work has started on units 2217B, 2198A & B. When the lower units are complete then work will begin on the garages of the upper units.
- Williams & Thomas: Permits were issued Wednesday, January 11th for buildings 2182, 2294 and 2249. Initial penetration inspections from fire are scheduled for Thursday, January 12th. If you are living in one of these units, be advised that the contractor, fire inspector and board member will be in your unit at this time.

Units 2166B, 2190B and 2278B will be done by Tuesday, January 17th and ready for final inspections.

OWNER CONTRACTORS: If a unit owner hires their own contractor, the owner needs to send the board the following documents:

- Copies of all permits
- Copies of all inspections

Association Contractor vs Owner Contractor

To clear up some confusion regarding who is responsible for what.

- The board will be responsible to hire contractors to do the drywall installation, prime/paint, baseboards, doors and trim, shower pans & membrane.
- The owner will need to hire their own contractor (can be one of the contractors the board has (Williams & Thomas or Coastland Custom Builders) to install cabinets, flooring, etc.
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This process helps in a few ways:

- It helps with the association's cash flow as we do not have to have the money on hand to do the entire renovation.
- Some owners may want to upgrade, and this keeps the association from having to figure out the like for like vs upgrade in regard to insurance adjustment. This keeps it a clean process.
- The association receives the flood adjustment and deducts from each unit the monies for the drywall install. Then the balance of the monies will be given to the owner as per the individual flood adjustment spreadsheet.

We have contacted the insurance company to find out the status of the insurance check. Remember this is a work in progress.

LEASE: The association is in rebuilding mode from a major hurricane/flood event, if you aren't actively rebuilding your units using your own contractor, be aware that if you visit or rent there are certain conditions and schedules of the rebuild process you will have to live with. Also, the renters need to know that if the association is coordinating their rebuild, the renters will need to know that we will be accessing their units when it's time to work on them.

MISCELLANEOUS: When sending emails to the management company **please** include your unit number.

Rhonda L Tibbetts, President The Waterfront in Naples Condos