To: Unit Owners

From: Dan Sheridan, President

Date: September, 2020

Re: Information Update

With all of the difficulty and hardship that 2020 has brought to us, I am happy to report of some uplifting news:

1. **Re-Opening** - OMI is on track to re-open October 1st.
2. **Condo documents** – We have recently conducted a more comprehensive review of the condominium documents and have loaded the relevant documents on the COA website. One of those documents (*Grant of Non-Exclusive Easements*) reveals that unit owners have a permanent easement encompassing use of the pool and laundry facilities. <http://www.oldemarcohoa.com/condo-documents-2020.html>
3. **Post-Irma Repair** – September 10, 2020 marked the 3 year anniversary of Hurricane Irma hitting Marco Island and leave a trail of incredible damage in its wake. The post hurricane cleanup, assessment of damages, battle with the insurance company, favorable resolution of the insurance claim and long process of repair is finally coming to an favorable conclusion. From the insurance proceeds, the COA has:
* replaced the roofs on the Dolphin (odd) and Tarpon (even) buildings and the pump-house,
* replaced the walkway railings on both buildings,
* resurfaced and painted the walkways floors,
* replaced all windows, sliders, exterior doors,
* replaced termite and water damaged roofing and siding,
* replaced all exterior lighting (front door light, lanai lights, garage and stairwell lighting) with more efficient LED lighting,
* upgraded fire alarm/detection system in accordance with current code,
* replaced the unit number signs which were decaying (in process),
* overhauled the elevators (cabs and guts) in both buildings (estimated completion before October 1 opening)
* painted exterior of both buildings
1. **Video camera system** - We are the in process of obtaining final quotes for a video camera system for our buildings. A constantly-monitored system with an activated response would be cost-prohibitive even with a substantial assessment to all owners. The system we are implementing will provide the opportunity for the Board to review recorded video after the fact should an incident occur. For example, if you neighbor reports you had 10 people staying in your rented unit or your had an unauthorized entry into your unit or vandalism of your vehicle in the garage, you can contact a Board member and we can check to see what the recording shows. Video is not retained for a prolonged period so if an incident occurs once the system is operational, please notify a Board member ASAP. The contact information for all Board members is on our website. <http://www.oldemarcohoa.com/condo-board-members.html>
2. **Wind Mitigation Certificates** – Due to the substantially increased wind protection offered by our new roof, windows, sliders and doors, owners may be able to obtain a substantial discount on their insurance by forwarding the wind mitigation certificate to their insurance carriers. One is for Dolphin (140 Palm) and the other is for Tarpon (160 Palm). The Wind Mitigation Certificates are attached to this update.

The COA Board is extremely proud of all of the work we have accomplished and we trust that you will be pleasantly surprised when you have the opportunity to see the improvements to our property first hand. When you return, you will likely take notice of the beautiful flowers and plantings throughout the property. Please be sure to thank Board member Coco Patteson for her daily commitment to watering, maintaining, moving, replacing the plants in order to showcase our property in the best possible light.