To: Owners of Olde Marco Condominium Association 7/10/20

From: Dan Sheridan, President

Re: Building Updates

I hope you are all doing well and staying safe. I wanted to take some time to share a brief update with all owners concerning what is going on with our property.

Since the insurance settlement over the damage from Hurricane Irma, your HOA Board, in tandem with Resort Management (HOA Management Company), has been hard at work finalizing and overseeing the renovations to Tarpon (even numbered units) and Dolphin (odd numbered units) condo buildings and the pump house (located just Southeast of the Tarpon building near Cafe de Marco).  Work commenced at the end of January.

Here is a brief overview of where we are today:

* Painting - Buildings - outside and stairwells of Tarpon, Dolphin and Pump house completed. Wood that was found to be decayed or termite damaged (around windows and lower boards along the walkways have been replaced with a composite that complements the siding and should endure the elements better than the wood it replaced.
* Walkways - the original construction of Tarpon's walkways was finished with tile.  The tiles proved to be extremely slippery when wet.  We took this opportunity to correct that issue by having the same surface applied to Tarpon's walkways as found in Dolphin.  The stairs at Tarpon will also be painted with a non-slip coating.  Painting of Dolphin's stairways and walkways is completed while Tarpon's is in progress.  The paint selected for the walkways and stairwells is Bahama Blue and looks beautiful.  It should complement the blue doors, shutters, and awnings.
* New LED lights have been installed outside the front door of each unit with matching light on the lanais.
* Lanai walls have been repainted
* Railings - new walkway railings have been installed in both Tarpon and Dolphin.  This was a labor-intensive, dusty, noisy, and costly project and it was great to be able to get this completed.
* Roofs - there are new roofs on both buildings and the pump house.  Termite damage uncovered when installing the new roofs was repaired.
* Soffits and edge trim - This work continues both condo buildings.
* Parking garages - Scraping, painting and new LED lighting throughout the garages has been completed at Dolphin and will be finished at Tarpon soon.
* Elevators - All new works have been installed at the Tarpon elevator.  We are currently waiting on a part but hope that elevator will be operational soon.  Work on Dolphin to begin shortly.  That elevator too will have all new works and both elevators will have new inside paneling.
* Windows & Sliders - All new windows and sliders installed to CAT 5 standards. Work completed and the resulting noise reduction is incredible.
* Doors - CAT 5 doors were purchased for all units.  Doors and new Schlage keypad lock system installed on the non-Allard rental units.  The remaining doors are here to be installed once the Allard rental unit lock system arrives.  John Allard has informed us that the rental pool locks have been delayed, but he is coordinating with Guardian to get the doors installed.  All doors will be blue.
* New awnings and shutters ordered.
* The Monumental sign at the entrance of the property will be repainted.
* Fire protection upgrade to code standards - wiring of the buildings and units in progress.  Some minor repainting may be necessary in individual units around the new fire alarm devices installed in each unit.
* LED lighting in the building stairwells - we are currently exploring replacement of the stairwell’s lights in both buildings as many are old, not working or blinking on and off.  New LED lights would improve the appearance and help to reduce energy consumption and costs
* Two new dumpster containers ordered.
* A new stop sign was ordered to be placed at the exit side of the main entrance.
* Landscaping continues to improve thanks to the perpetual diligence of Board member Coco Patteson who has been dutifully conducting daily watering of the plants.
* A video camera system for both buildings (walkways and garage) is being studied to provide some level of security and deterrence.
* When all work has been completed, parking lines will be painted.

I would like to thank all of the Board members (Vice President Nate Boen, Treasurer Jim Panici, Secretary Judy Burns, and members  Liz Dorsey, Steve Hibbard, and Bonita "Coco" Patteson) and Matt Darling at Resort Management for their countless hours spent being good stewards of the Hurricane Irma insurance proceeds, making the numerous decisions that had to be made in seeking bids for all of the work, selecting contractors, following through to insure the work was properly done.  I commend the Board for the prudent manner in which they approached the renovations and restoration of our buildings and all of our collective investment in the property.  All of this has been done without any assessment beyond the initial assessment necessary to cover our insurance deductible in the aftermath of the storm.

We will be posting photos of the work on our website for your perusal.  This September will be three years since Hurricane Irma.  Thank you all for your patience throughout the

process.  I think our buildings have never looked better.

I spoke with John Allard, who informed me that the Inn will remain closed until October or so.  He was naturally reluctant to specify a date given the uncertainty of the pandemic and its impact on demand.  He indicated that the pool would remain closed until the Inn reopens.  When I informed him that a number of owners had voiced concerns about the pool closure given that we contribute towards pool maintenance and cleaning expenses so that we can use the pool, John said anyone who is upset by the closure should contact him (603 566-0326). John also indicated that he would have a cleaning team clean all units, take inventory, and replace the AC filters within the next two weeks.  He also agreed to provide Lark's recommendations on paint colors and appliances for those owners who wish to have such work done before the Inn reopens.

If you should have any questions, please do not hesitate to contact me or one of our other Board members.

Respectfully,

Dan Sheridan

HOA President

email:  dsheridanq@aol.com

(413) 575-9664