



A PLACE AT THE BEACH III Building Renovation News

apatb3reno.com

August 16, 2023

We are about than a month away from the kick-off of Phase 2 of the Building Renovation project! We understand everyone is anxious to receive information and we have been waiting for many open items to be finalized before providing an update. Please review the following and email the building renovation project team at info@apatb3reno.com if you have any questions.

CONSTRUCTION TIMELINE: Our contractor, Prime South, has put our condo stacks in groups and created a preliminary schedule indicating when work will commence on each group in Phase 2 and the estimated completion date. Attached is the current schedule which is subject to change.

Groups will consist of the sides of the buildings. Some of the work will be done concurrently, with the demolition crew beginning the work and then the construction crew following behind it. Then the demolition crew will move on to the next Group and begin demolition accordingly.

Please see the Schedule on Prime South's website for specific information as to when the work is anticipated to begin and end on your stack within each Group (navigate by selecting *Schedule* on the top of the page and logging in). You will first find a summary of the schedule and as you scroll down you will see a more detailed Group schedules including specifics as to when your doors and windows will be installed. You can also access the detailed schedule by clicking on the image on the right. Of course, this is subject to change based on any latent damage, repairs needed, weather, etc.

The contractor has divided Phase 2 into the following groups:

Group 1 is Building 2, beginning B, C, D E and F stacks: scheduled between 9/18/23 – 12/14/23

Group 2 is Building 1, beginning J, K, L, M, N, and O stacks: scheduled between 11/3/23 – 2/20/24

Group 3 is Building 1, beginning B, C, D, E, F, and G stacks: scheduled between 1/12/24 – 4/25/24

You will notice that the construction is estimated to take about 12 weeks per group.

After the scaffolding has been removed on each Group, arrangements will be made for the finishing work to be done to the 'skirt' of the building. Workers will install horizontal boarding on the bottom of the building.

Until Groups 1 and 2 are completed in the courtyard area, the pool and bbq area will likely not be accessible. You may, of course, use the south courtyard's facilities accordingly. The north courtyard will be cleaned up and landscaping repaired after all the work in Group 2 has been completed.

This schedule information will be helpful as to when to prepare your condo for the construction work. You should remove any items you wish to keep from your balcony, including chairs, decorations, the a/c condenser for those that have a mini split system, flooring you wish to keep (rugs, etc). You may leave your wall air conditioners in place. If you are eliminating your wall air conditioners, please remove them and seal up the inside of your condo accordingly. The contractor will cover the open, exterior hole with the new siding when they are working on your stack.

Questions? Contact: info@apatb3reno.com
Bldg reno Website: apatb3reno.com

Prime South Website for Schedule:
<https://restoration.primesouth.org>



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Also remove interior window and door treatments, items hanging on the interior walls, move furniture away from the doors and windows, etc.

Some time after the exterior work is completed, Prime South will inspect the interiors of the condos for any damage or punch list items. These will be handled accordingly. The county will perform a final inspection and you will be notified when we are approved, until then you must not remove the manufacturers window and door stickers as the inspector needs to review those for code compliance.

Homeowners who are not in this Phase can use the schedule to obtain an idea of where the work is being done and how it may impact their individual 'beach experience'.

CONSTRUCTION MATERIALS: Many of these materials should be arriving on site shortly, including homeowners' doors and windows. In addition to the materials, dumpsters, port-o-johns, scaffolding, and contractor vehicles will also be onsite. Unfortunately, there will be disruption to parking on the property as well as limited spaces while the construction is going on. We will make every effort to minimize the disruption, however, it will be inconvenient.

If you leave a vehicle onsite while you are not here, please park it in the building 3 parking area which should not be disrupted by the project.

As noted, the material includes the doors and windows ordered for the project. Phase 2 owners have received a mailing confirming their doors and windows order and RealManage has begun the invoicing process.

SCHEDULE UPDATES – As we have learned in Phase 1, the schedule can change. Please be sure you are registered both on the building renovation site and Prime South's website. If changes are made to the schedule, you will be notified via email to go to the website to obtain updated schedule information;
<https://restoration.primesouth.org>

For those homeowners in Phase 1 who no longer wish to receive emails from the building reno website, please go to the site and unsubscribe from email notifications.

As always, we appreciate your patience throughout this project process as we all look forward to its completion,

APATBIII Board of Directors and Project Team

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