

Hello Everyone

Building Inspection The building was inspected today by our Structural Engineer, and we received a verbal ok for safety. The formal raised sealed letter from the firm will be coming after review of all the photos by the Professional Engineer.

Per Our Attorney Just because people at the Sandarac have suffered a hardship, does not mean the bills do not need to be paid.

Just because we had a hurricane, does not mean the property taxes don't need to get paid.

Just because we had a hurricane, does not mean insurance does not need to be paid.

Just because we had a hurricane, does not mean payroll does not need to be paid.

All these bills and more still need to get paid.

As the pieces of the puzzle start to come together, and the picture becomes clearer, our true exposure from this hurricane starts to emerge. Here is some of it.

- ◆ Deductible for **carports** is \$36,000, that is, if the insurance covers them; if not, it's a \$750,000 bill for all of us to share.
- ◆ None of our insurance policies cover **landscaping**, and anyone who has seen the property lately knows everything is dying or already dead from the saltwater. That bill is anyone's guess, but I'm going to guess the number \$150,000 to replace.
- ◆ The **drywall** in every condo is the Association's responsibility – that always has been and always will be. Let's say \$10,000 in materials and \$15,000 in man hours to fix the drywall over a period of time.
- ◆ **The debris in the parking lot and all over our property.** This is not covered by insurance. They will only cover the debris within the footprint of the building. We just got our first estimate to remove all the debris for the cleanup. It is \$384,000 dollars for the parking lot not to knock down the balance of the carports. We will get more estimates but that's the first one.
- ◆ **Structural engineer to inspect the building to see if it is safe.** - \$3,000 not covered by insurance.
- ◆ **The letter from the engineering firm with raised seal stating the building is safe** \$1,500 dollars not covered by insurance.
- ◆ There is a law in Florida in the case of a catastrophe which we experienced, the Association is responsible for **windows**. \$100,000 is on the low side for windows.

I think the picture is becoming clearer for everyone. My point is this - anyone that states they are not going to pay their dues or special assessment, and that's the way it is, and that they will get their attorney involved if they have to because they have suffered a hardship, my answer is this - go right ahead, because it will only cost them twice as much in legal fees and paying our attorney fees once it gets turned over to the attorney for collections with liens on their property.

So many people have been so gracious, caring and extending of themselves, their time, their energy for the community, and we have come together to all help each other, but there are people that are selfish and only care about themselves and their situation.

So to be clear everyone is expected to pay their dues, and in fact, from what you can read above, it is becoming clearer a special assessment will be needed to make the Sandarac whole again. Details to follow at a later date.

Towing of Cars

Here is a resource for towing cars.. We called them this morning and they were out within 2 hours.

A-Budget Towing
239-288-7603

Best regards
Angelo