

LETTER FROM THE PRESIDENT

August 2021

Summer House Owners:

The Ponte Vedra Beach real estate market continues to sizzle. The pace of operations and maintenance at Summer House has been sizzling, too. Although we remain focused on property maintenance and business/financial operations, we also need to be aware of events in the world around us.

Champlain Towers South

The building collapse in south Florida was an unspeakable human tragedy. Hopefully, our legislators can devise new guidelines sufficient to prevent a future repetition of that terrible day. But the events of that terrible day highlight an even more powerful way to prevent such unthinkable tragedy: good governance. For whatever reason, that building was not subjected to proper oversight and maintenance. The membership, board and staff of that association failed to ensure the long term viability of that structure. That board's job, first and foremost, was to understand, plan and finance the maintenance of that physical property. In the end, the social atmosphere and flower rotations didn't really matter. Every association board member in Florida learned that lesson on that tragic day. No one wants to learn that lesson again.

The Beachside Stair Project

This major rehabilitative project on the Beachside is now complete. Representing both a safety and a cosmetic issue, the maintenance of metal stairs is expensive. This roughly \$80,000 project enhances the long term utility and value of our property.

Small Capital Project Work

Smaller capital projects continue on pace. We are constantly performing water intrusion repair work on the Beachside so that we can avoid the kind of deferred maintenance issues we face on the Golfside. Some of these projects, like recent ones at Beachside buildings 19 and 29, are performed by outside vendors who specialize in this type of work. Smaller water intrusion projects, scattered throughout the property, are addressed by our loyal and highly competent in-house maintenance staff. Additionally, the heavy rains have produced a heightened number of roof leaks on the Beachside. Most of those roof repairs are covered by our GAF Roof Warranty and are undertaken by licensed roofing vendors under the direction and at the expense of GAF.

The HardieBoard Project Phase 3

As Phase 2 of this major project draws near completion, we are being confronted with supply chain issues and slowdowns, just like everyone else undertaking major construction projects. Labor shortages and material price increases also plague the construction industry, nationally and locally. In our case, the most frustrating constraint is the inability to obtain windows and doors in a reliable and reasonable timeframe. The reality is that it is now unwise to begin siding demo and reframing until we have the needed windows and doors on-site. Because the shipping delays have proven to be

lengthy and unpredictable, we don't want our buildings exposed to the elements any longer than necessary during construction. So, expect construction delays until the supply chain normalizes.

Landscaping

As the inconsistency of our landscape contractor noticeably increased over the last few months, our staff responded by providing detailed checklists of items that needed attention in an attempt to ease the management burden of the landscape contractor and focus their labor efforts efficiently. The landscaper eventually notified us that they could no longer hope to meet their contract obligations and admitted default, agreeing to do their best until we could engage a replacement vendor. This contract default, and others like it in our area, is due to extreme labor shortages and the deterioration of labor pool quality. We are currently considering contract proposals although many area companies are refusing to bid for new work. Like everything else in the current environment, it's almost a foregone conclusion that costs will rise. Expect for this situation to be an agenda item at the next board meeting.

Administrative Rules Enforcement That Makes Common Sense

When an owner receives a Violation Notice, some may envision a community member or staff member strolling along with their phone camera in hand looking for the slightest breach of the rules. That just isn't what is happening. Rules enforcement by the staff has a purpose, and it isn't to harass anyone and it isn't petty. Fines are issued for rules violations that impact everyone in the community negatively. Here are the most frequent violations and why enforcement is important:

—> *\$50-trash outside.* Trash attracts rats, raccoons and other vermin. It goes without saying that they are nasty and expensive to remove. Who thinks that's okay? Please don't say it was only there for a couple of minutes. That doesn't matter.

—> *\$50-outdoor firewood, non-electric grills and blocking access to fire equipment.* The St. Johns County Fire Marshall has advised us of the importance of enforcing the Fire Code given the multiple multi-unit condo fires in St. Johns County in recent years. We're not going to ignore the Fire Marshall.

—> *\$50-throwing inappropriate items into the trash compactors or just leaving such items beside the compactors.* It costs the HOA significant money to dispose properly of those items. Why should you pay to dispose of someone else's bed frame?

—> *\$50-penetrating the exterior of a building with a nail or screw or worse.* This causes water intrusion and can be expensive to repair. Not only that, but it can void the warranty on exteriors that we have recently rebuilt at considerable expense. In addition to a fine, owners have to pay to repair the exterior [expensive]. We are already spending millions to repair our exteriors because of water penetration...why pay more? Please direct cable vendors to contact the office prior to cable installation so that the vendors can be instructed to drill the building ports, not the siding.

—> *\$50-outside debris, including coolers, towels, rugs, sports equipment, brooms, etc.* Our community should look like what it is - a classy complex in the heart of an upscale resort area.

—> *\$50/day-unregistered tenants.* It's critical that we know who our residents are in the event of emergency. As a practical matter, there is no market resistance to landlords passing this expense along to their tenants, so there's no excuse for not getting this simple paperwork done.

Please, please, please tell your tenants [or tell your property manager to tell your tenants] not to break these particular rules.

Owner Questions

The board encourages comments, questions and suggestions from unit owners regarding our policies and strategic direction. If you have any questions about day-to-day operational, business, rules or maintenance matters, please feel free to ask the office staff.

The work to secure an incredibly bright future for Summer House is well underway.

Thanks for your trust and support.

Joe Gill
President