

21 Dec 22 Update

PP4

Here are a few updates on the building.

The elevator has had many issues in the last couple of weeks. It has stopped working several times a week and on one occasion twice in one day. Today Oracle Elevator had a trouble shooting technician fly in to solve our problem. He was there today and after speaking with him he feels he knows what the issue is that caused the elevator to stop. He has the parts on order and will get them installed ASAP.

The phone in the elevator has been a lot of trouble also. Since the hurricane it has not worked well and now it is not working at all. Guillermo with our management company has ordered a new phone service that will be installed soon. Once the phone is installed it will be much more reliable than the old one. ****Until the new phone is installed, please make sure you have your cell phone with you while using the elevator**.**

The lanai inspection will be done this Thursday. They have also scheduled the fire inspection that day for our final inspection. I hope to have a final approval by the end of the week. I feel along with you that this has taken so long to get completed. Unfortunately, we are at the mercy of Collier County. The shutter company is standing by and will be out as soon as we get the ok.

Our walkways were scrubbed and cleaned with water from a hose and scrubbed with brushes. When the cleaning team was finished there were a lot of spots with paint that came off the walkway. I spoke to the Sherwin Williams representative that works and advised Elias Brothers on their products. He was at building the other day with Elias determining why the paint peeled off the floor. He informed me that it is a product that they purchase from a different manufacturer. Troy has reached out to the manufacturing company for that product, and they will be out to take a look at our building in early January to decide what the next steps will be for a resolution. This will be resolved.

Unit 405 had an issue with their air conditioning. The technicians found that the freon line under the building was damaged and a new line needed to be run to

the outside condensing unit on the west side of the building. We have been working on this for several months to come up with the best solution. The best idea we had was to run the new line from the inside air conditioner through the kitchen soffit to the front door and out the wall. The line would then follow the ceiling over the front walkway to the end of the building and down the front wall, around the corner to the end of the building to the condensing unit. At this point it does not look good. We are waiting on quotes from an aluminum fabricator to put a cover over the lines. I am waiting on two companies for quotes. The cover will be made large enough to fit the other units on the west end of that floor if they have issues in the future. The chase at the end of the building to the first floor will be made to accommodate many units for future use. Once the cover is completed it will blend into the building and not be as noticeable.

Since we have more people using the stairways there was 1 complaint that the stairway is too slippery. I have spoken to several people there and it is no different than it was before the repainting of the walkways. There was an anti-slip coating put on all the walkways and stairs from the Elias Brothers painting crew. If everyone feels that it needs to be a different treatment on the stairway, we can get quotes and determine what additional special assessment would need to be assessed to each unit.

Below is a letter from Chesley Oriel. This is the second communication I have received from him on the work we have done at the condo building. I have put in countless hours into this project. I have made three trips from Kentucky paid out of my pocket to come down and inspect the job and make changes, corrections and meet with Elias Brothers along with other contractors. I am an extremely detailed person with projects like this. My goal is to make our building the best it can be for the long term. Everything in this letter I have been working on for weeks. As a board we need to have some support, trust, and time on what we are doing in the building. If there is an issue it is much better to pick up the phone and ask the questions instead of being the leader of e-mails trying to build support. It is not needed and makes the job we are doing extremely frustrating from people that only want to be a loud voice but not step up to taking on the responsibility of being on the board to help with the decisions. As I said before, if you would like to take this project over just let us know and we will be glad to step aside since all the heavy lifting has been done.

We will not be stopping all payments to Elias Brothers. They have been great to work with and have let us hold off our payments until we completed our special assessment and collected the money. We owe them around \$220,000. They are not charging us any interest on our balance, and it is extremely unfair of us to hold that amount of money from them. I committed to them to send money in as it comes in and I always keep my word. I have instructed Guillermo to send in payments once we get several assessment checks in.

Also, at this point I will not be calling an owners meeting. This is the holiday season and extremely busy. This message should fill in any questions you may have. If not feel free to give me a call.

I hope everyone has a wonderful holiday season. We are all blessed to have such a wonderful place to live enjoying the weather and amenities that surround us.

Thanks,

Art

As a Unit Owner, I am requesting that the Board of Directors schedule a Condo Owners meeting via Zoom for the purposes of discussing at least four issues:

- 1. The elevator.*
- 2. The catwalk paint.*
- 3. The stairway steps that are in dangerous need of attention.*
- 4. Informing all Unit Owners of the issue that Unit 405 just went through regarding the A/C and being pro-active, and what will be done to cover the appearance, as any future perspective buyer of a Unit no doubt could be scared off.*

By this email, I am also requesting that the Board direct Paramount to withhold any payment to Elias Brothers regarding that portion of the contract that deals with the catwalk paint.

Thank you.

Chesley Oriel

Unit #403