

PP4 Update 26Jan23.

PP4,

Our elevator has been failing several times a week. Seems like it is happening more often than in the past. We have several people that can reset the elevator to get it started but it is happening way too often, and they are not always available to do a reset. I was there for the past 10 days, and it stopped working 5 of those days. My hope was to make it until the end of the season and then have the elevator upgraded to the latest standards (parts are not available for our elevator due to its age). It has become a safety issue for everyone. Some residents are afraid of getting stuck in the elevator and are using it less and less.

With that said I have spoken to the board members, and we feel we have to get the upgrade done as soon as the parts come into Oracle Elevator company. They have been ordered several weeks ago but it takes 6-8 weeks to get delivery.

Once the parts are in, they will schedule the service. Unfortunately, once the upgrade starts the elevator will be down for a week and the only way up or down will be by stairs. I am sorry we have to go through this in the busy season, but we do not see any way around it. We think the upgrade will be toward the end of February.

Since it will be down, we would like to have the inside of the cab remodeled so we do not have to shut it down at a later date. The cab takes a couple days to complete, and it can be done the same week as the upgrade.

An invitation should be coming out soon for a board meeting to be held February 1st on zoom to discuss and vote on the elevator interior upgrade. We will have the money in our reserve to take care of the cost for the upgrade and cab remodel. The cost will be approximately \$70,000 (NO special assessment).

As soon as we know the date for the upgrade, I will make sure it is posted and an e-mail goes out to everyone.

Just a few notes on some of the other enhancements:

- Each stairway landing now has floor numbers

-The 2 benches at the ramp have been painted black to match our fixtures.

-The light pole posts and handicapped poles at the ramp have also been painted to clean them up.

(Thank you to Ken Alvey for helping me get this all done)

The propane tanks are all full and we now have 5 tanks. Please make sure the grill is clean when you finish your cooking. Please heat up the grate and scrape the grate clean.

The grass has been replaced in the back of the building from the lift damage. It looks great!!

Remember that we all live close together and sounds travel through the floor and on the lanais to other units. Please be considerate by having padded chair feet to absorb the sound. Also, on the lanai's please keep music and talk to a reasonable level. If you are smoking have a fan running to push the smoke out of the unit (smoke travels up and down to the other units).

Please do not leave items that you are getting rid of from your unit in front of the elevator. Please take those items to resale shops or charity's.

Those that rent, it is your responsibility to let the renters know the rules of the condo building and the pool. It is also your responsibility to let them know of any changes in the building.

We still have several people that have not sent in the special assessment of \$7100 for the construction project. We still owe Elias Brother the balance of their money. Elias Brothers have been good waiting for their money without interest or penalty's. Please make sure your check is in. They did a great job and deserved to be paid quickly.

If you have any questions, feel free to reach out to myself or the other board members.

Thanks,

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