

PRESIDENT'S REPORT

I would like to recap some of the projects that were done in 2011:

We completed the walkway and parking lot restoration. We discovered that we had drainage pipes in the garage that were damaged that caused major water intrusion in the garage during rain storms. We used a plumber to replace the pipes to ensure that the garage remains dry during storms. We still have some warranty issues that pop up from time to time, and our contractor has been working to correct those issues when they occur. All of the storm drains have been cleaned and this has helped move the water in a more expeditious manner. After the proper repairs around the entrance to the garage were done, the new garage door was installed. In order to prolong the life of the door, it remains open during the week from 8:00 am to 5:00 pm. Our excellent maintenance staff is properly maintaining the door so that it will, hopefully, be here for years to come.

We had to install new wells to keep the irrigation system working. They are located between the buildings and we capped off the old wells, as required.

We made it a priority to hire an extra part time employee to assist John and Molly with the maintenance and upkeep. This has proved to be a wise decision. Our buildings and grounds look better than they have in years. Jack and John took on the project of repairing, sealing and painting our seawall. As you can see, it looks great. Jack has spent many hours in the stairwells, repairing and painting. All of the garbage rooms on all of the floors have been painted, the entries to the elevators in the garages and the fire pipe. Jack is currently sanding the hand rails in the stairwells and painting them. After all of those are done, he will start on the stairs and floors. Eventually, we hope to paint the interior wall of the garage, as well.

Our landscape committee has transformed our grounds. This is an ongoing project that we will continue to work on in phases. We discovered that we had an infestation of palmettos/roaches in the pine bark located in the area between the two buildings. We first had the exterminator spray in the lift stations and around the area several times. The pine bark was removed and replaced with rubber mulch and plantings. Bugs do not like the rubber mulch and the mulch does not deteriorate and retains its color for years. This should keep that area free of pests and pleasing to the eye. John installed irrigation so that we could lay sod up to the living room windows of the first floor units and then we planted shrubs that will eventually grow into a hedge to hide the lift stations. Shrubs were also planted along the fence to hide the equipment located there from the street and parking lot. The shrubbery was planted in the front beds and also in front of the building. Our goal was to use plants that will be hardy and colorful. Our last phase for this year was to purchase enough rubber mulch to fill the front beds and the beds along the street.

Sue and John are encouraging our owners to organize and clean their parking spaces in the garage. We have followed the example of Denise and Larry Crowe (unit 601) and are now installing the overhead bike racks for those who have chosen to purchase them. This gets the bikes off the floor, keeps the tires intact and discourages anyone from "borrowing" bikes that don't belong to them. It has certainly enhanced the look of our garage and given everyone more room in their space. These racks are relatively inexpensive and are certainly worth your consideration. We are exploring ideas to find a way to store the kayaks also.

Our last major project was the pool house roofs, pool tile and decks. Our goal was to complete this project prior to the first of the year and we almost made it. I think we finally finished on the fifth of January. I think we all can agree that our pools and decks look great. We completely replaced the roof on the north pool house, installed a new door, repaired concrete around the stairs, replaced the decorative block and painted and sealed the structure. The south pool house roof was repaired, sealed and painted. Both pools have new tile, new ladders that are up to code and new beams. The pool decks have been completely refurbished and new drains have been installed to keep excess water off of the decks. We have had many compliments regarding the transformations.

We have several projects that are planned for 2012. The walkovers to the beach will be repaired and refurbished and new gates installed. We also need to tackle the re-coating of the balconies. Before we can do this, we need to make repairs and corrections to the existing coatings and ensure that the cathodic protection system is working and intact. I have been in touch with Jim Emory, the owner of CPT regarding the problems we have. He is aware that these are all warranty items and he knows that work is required. Unfortunately, he has been in very bad health and doesn't think he will be able to address these items until the spring. I know this is not good news for the owners, but again, we have to be patient. We hope to get this project done before the rainy/hurricane season. We have had several owners that want to re-coat their balconies themselves, but please be aware that the balconies are limited common areas and must be maintained by the association. We know that we are coming to the time to paint the east side of the building. We have stucco repairs that need to be addressed and this will occur when we paint. Until that time, John and Jack are making minor repairs.

Please continue to let Sue know of any items you find that need attention. She and the staff will address them in a timely manner.