

The Jupiter Beachcomber Condominium Association, Inc.

c/o Sea Breeze Community Management Services, Inc.

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In a project meeting that I had earlier this week with the vendors who are doing the pavers & spalling work we discussed scheduling and the scope of work once again.

Each unit in each of the buildings that have been previously listed will be inspected for spalling work. That means the entry as well as each lanai. The spalling vendor will not be able to state what work, if any, needs to be done on each unit until the inspections are done. This means we are proceeding with the conservative approach that every unit may need work even though many may not. The project will progress quicker if we are completely prepared in advance.

Schedule-wise what we know is Building L is starting on 5/1/19. If things stick to the estimated schedule and the weather holds out, we are looking at about 5 days per building.

The order of the work is as follows:

L, I, G, D, C, B, A, E, F, K

If things go well, that would mean we'll be done with this work the middle of June.

At the end of the project, the paver contractor will be sealing all of the paver work they do. There will be limited access on those areas when they are first sealed. I will be going into further detail on this part of the project in the upcoming weeks and with reminders as we get to the end of the work.

You should have all received my email with instructions on preparing your unit for the work. We also sent it certified mail at the same time for those with limited email access.

What we need from everyone (as listed in that previous email):

1. Please prepare your lanai area for the possibility of work being done there
2. Let us know if you will provide your own vendor for removal/restoring of your screens & shutters or allow the vendor who is doing the spalling to do the work
3. Verify that we have access to your unit. To that end I will be looking to check the keys and door codes I have to make sure we can get in at the appropriate time. Please note that other than seeing if the door opens, I will not be going in your unit at this time. If I am able to get in I will not contact you. If I am not able to get in I will be calling you to make access arrangements.
 - a. If after all of that we still do not have access to your unit, you need to provide that to me or make arrangements with someone local if you are out of town that I can contact to get access to your unit. If we are not able to get access, we will bring in a locksmith to change the lock so we can get in and you will be charged for the work (and for the FedEx to send you your new keys).

How we plan to have the work go is as follows:

1. The spalling vendor inspects each unit of the building they are working on and provide a list and photos of preliminary issues they have found to the engineer and to me.
2. If work needs to be done in your lanai based upon that first inspection, I will contact you to let you know what the situation is
3. You will either allow the spalling vendor to do the screen/hurricane shutter removals (for those who have emailed permission already, thank you) or have your own vendor do the needed work on taking your screens and hurricane shutters off. If you use your vendor, they will need to be available to work with our production schedule so we don't get needlessly delayed.
4. The spalling vendor will start the demolition work and see where the work needs to be done and how extensive that work will be in concert with the engineer. At this time they may find that troubles obvious in one area may show troubles harder to see in other areas. If that impacts additional homeowners, we will let them know with data and photos so they can get their screens and shutters removed as needed. Again, we don't know how much needs to be done until they start the work, but we will be in contact with everyone along the way.
5. **Important****- if you have tile on your lanai that needs to be removed, the spalling vendor will remove it but you will need to find your own vendor for putting new tile back in. The removed tile will not be able to be reused.
6. Once the spalling work is complete in the front of the building the paver work will be done.
7. First inspection of the next building in the queue will take place as they are finishing the work on the previous building so we create a nice work flow.

If you have any questions or concerns at this time or any time during the work, please let me know. Our plans are to have this work done in as orderly a method as possible, but it still is construction work and we can all be sure there will be some curve balls and surprises along the way. Your patience and understanding are greatly appreciated.

Respectfully,

Howard Rosenkranz, LCAM
On behalf of Jupiter Beachcomber COA, Inc.