

Dear Fellow Bay House Owners,

As of the August 28, 2021 Board of Directors meeting, the following is an update and a list of action items concerning the removal and rebuilding of all Bay House lower decks.

Assessments have been sent to all unit owners with a lower deck. The first of 3 payments is due Sept. 15, 2021 (you may pay in full) and subsequent payments are due Oct. 15 and Nov. 15. These are critical due dates. According to our latest communication with the contractor, construction is tentatively scheduled to begin between the middle and the end of September and hopefully be finished by the Christmas holidays. We will communicate the actual start date as soon as we have it. The plan is to start with the 1500/1600 buildings and work around the complex in sequential order. The 1500/1600 buildings will be treated as one building for demo and rebuild due to logistics, and the foundation of 1600 building will be leveled between demo and rebuild. We anticipate a 2-week demolition/rebuild schedule per building (except 1500/1600 due to foundation leveling). As the contractor is rebuilding the decks on one building, he plans on removing the old decks on the next building, so as one building's decks are being rebuilt, the next building will have their decks removed.

Critical actions to remember and do:

- 1) All decks must be cleared before demo begins. This includes, but is not limited to, furniture, rugs, wall décor, plants, storm shutters, and electrical plugs on deck railing or posts and associated wiring. **Anything** left on decks will be part of the demo and will be removed with construction debris. Individual unit owners are responsible to clear their own decks; Bay House staff will not be able to facilitate this. Ed and crew are shorthanded and have other pressing responsibilities, so please make your own arrangements to clear your deck. If you have electrical plugs on your deck railings or posts or electricity supplied to your pier/dock running under your deck, you must have an electrician remove and/or disconnect all electrical wires/plugs before demo begins. This does not include electrical plugs in exterior walls or ceiling fans suspended from the ceiling. It is each owner's responsibility to have an electrician reconnect and replace the electrical items at the appropriate time. If your deck is not cleared and extra time and manpower is used to clear your deck into the dumpster, extra charges may be assessed.
- 2) ALL "accordion" style hurricane shutters on sliding glass doors on the first floor deck must be removed prior to deck demo. THEY WILL GET DAMAGED DURING DEMO, if not removed. The contractor and the Bay House Council of Co-Owners are not responsible for damage or storage.
- 3) The contractor will need space to store the roll-off dumpsters and new material for the demo/rebuild. Unassigned parking places at each building will be used as work is occurring on that building's decks. This will be an inconvenience for those buildings and parking will be at a premium; we can not guarantee that some assigned spaces won't be impacted as well. Please bear with this brief inconvenience while your deck is being rebuilt.
- 4) The boat/trailer parking area will be utilized during construction for repurposed lumber from the decks. This lumber will be used for projects at Bay House. Ed will block off the area during construction, as needed. If needed, Bay House owners can utilize the boat trailer parking at the Harbor Oaks boat ramp. Please follow the posted guidelines.

The Board of Directors wishes to thank all owners for their patience during this rebuild. Please watch your emails for updates, scheduling, and announcements. Also, don't forget to visit the Bay House website at <https://bayhousecondos.com/> password: gofish, for updates, information, and construction schedules.

IMPORTANT: We offer a final reminder that all payments are critical to keep the deck project progressing on-time and on-budget. In accordance with the Bay House by-laws, late payments will accrue interest charges at 10% per annum, collection fees, and additional construction fees beginning 10 days after the assessment payment is due. In addition to interest charges, Bay House by-laws also allow other enforcement measures to be used for non-payment of assessments. All by-laws can be found on the Bay House website in the Owners area. Please meet your payment obligations on time.

Hope to see you at the owners meeting in September!

Sincerely,
Bay House Council of Co-Owners Board of Directors