



February 6, 2023

Dear Seascapes of Little Hickory Island, Inc. Owners,

It has been a little while since I have written a letter to you that doesn't require money from you. After \$10,613 in Annual Assessment and \$15,000 in Special Assessments, I hope I won't have to ask you for any more money this year. The likelihood of Seascapes receiving funds through a FEMA associated Small Business (SBA) Loan will hopefully assure us that owners won't be faced with further hurricane associated assessments. Special thanks to Rhonda Orr for her effort to pursue an SBA Loan.

Having the Special Assessments, and the timing of them, has provided Seascapes with the required cashflow to ensure restoration is not stalled because of lack of funds for payments to contractors. Our Public Adjuster, Dennis Niland, has been working hard with the insurance companies to get us advance payments but unfortunately two issues have slowed the process. Insurance companies are moving very slowly, potentially because of the volume of hurricane claim filings and the large sizes of the claims. Cotton Global has also unfortunately not on a timing basis been able to produce the detailed invoices needed for claim documentation. These invoices are needed for reimbursement by our insurance. Be assured Michelle, Dennis and I are all in close communication with Cotton on this issue and have several times expressed our frustration. Cotton (Paul Kerby) promised me Friday, February 3, 2023, this issue will be resolved within a week. Fortunately, as I mentioned above, we have enough cashflow such that this is currently not critical to Seascapes's recovery.

The board has decided to engage the Distinctive Development Group (DDG), a local contractor, as a general contractor for most of the remaining recovery construction. We feel they will be better able to address Seascapes's remaining construction recovery needs.

Seascapes Management's near-term focus will be rendering Seascapes to a state where it will be livable again. The criteria for legal occupancy have not been completely verified but surely include sewer, water, electric and possibility fire alarms and elevators. Be assured that Michelle and the board have these items as our top priorities. Michelle and I will also continue to interact with the Bonita Springs Community Development Department and the Bonita Springs Fire Marshall on this topic.

In anticipation of restoration of electric to the individual units, the board has contracted with Spectrum AC, an HVAC contractor, to test all AC units at Seascapes. Once the report is available, we plan to present the required repair and replacement plan to Seascapes's Wind insurance for coverage. Another electrical concern is the condition of circuit breaker



boxes in units. We have a contractor inspecting these boxes to identify what repairs or replacements are necessary. Repairs and/or replacement would be the owner's responsibility and, therefore, individual owners will be notified of any specific work needed.

Hurricane Ian visited us about 4 months ago. The devastation to Seascope was unfathomable. As every week goes by we continue to identify more damage such as damage to roof drainage plumbing, the underground sewer pipes, the potable water valves, etc. These surprise problems just add to the restoration complexity.

Seascope Management has many advisory committees working in parallel to help identify resources to replace the many amenities that we all have come to enjoy. These committees are being asked to provide quotes for replacement of the amenity as it was prior to the hurricane and then they might also propose an additional enhanced plan for the amenity as an alternative. Any plan for significant enhancement or changes to Common Elements will require a full Ownership Vote. This will allow all owners to have input on potential changes and related costs. Fortunately, Dixie Reader is heading up an advisory committee working on electronic voting options for Seascope. Electronic voting would greatly simplify "owner votes" and potentially reduce future costs related to votes and elections.

As I have stated previously, things aren't moving as fast as we want but there are committed, hard-working people doing everything they can toward the restoration of Seascope. Not everything has gone as smooth as desired, but we are making course corrections as appropriate. Michelle and I are both pushing our contractors to deliver the required work.

As I sit writing this letter in my rented temporary condo (fourth place since Ian), I yearn to share an evening with you all watching a Seascope sunset. It saddens me to know that we have had several owners pass recently and we won't be able to share a sunset with them. Keep them in your thoughts.

Ron George

Board President

Seascope of Little Hickory Island, Inc.

Ron

George

Digitally signed

by Ron George

Date:

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