



March 20, 2023

Dear Seascope Owners:

The board is happy to report some forward motion this week on nearly every front. After the setbacks last week, we embrace these small victories and look ahead with optimism.

Top of mind is our electrical restoration and progress has been made with Cotton and AMPI Electrical resulting in work beginning on March 15th to restore TEMPORARY power to D and F buildings. The plan to rebuild the E building vault room was approved by the Seascope board on March 16th and the plans have been filed with FPL who must approve them. Permit applications are being filed with the city for the build back of the Vault room. The project begin date for this is dependent on city and FPL schedules to perform required inspections. There are strict timelines, inspections and permitting requirements by both the city and FPL that will ultimately get us to a restored E building vault room. Until then, we patiently check boxes and wait. Please see the attached spreadsheet for more details about this and all progress made this week at Seascope.

A word about TEMPORARY power. It is important for owners to understand that the first stage of individual unit power does NOT mean that units can be inhabited, and that normal power is available to run all mechanical equipment and appliances. What it does mean is that most importantly AC units can be operated and possibly refrigerators, limited lighting, and electrical outlets. This TEMPORARY service is not configured for full power to individual units.

Spectrum is busy installing 66 new AC units and making repairs to 30 additional units all in anticipation of making the switch to TEMPORARY power and removing our dependence on the chiller units. In addition, breaker panel inspections are now complete, and it was determined that some first-floor boxes may need to be replaced. This box replacement does not include the associated drywall repair. Both AC units and breaker panels will have to be replaced before TEMPORARY power can be turned on in the individual units **so be sure you stay on top of getting these components completed and be ready when the generators get switched off.**

DDG and Buckeye's Plumbing will begin work soon to restore water to the units, flush toilets and inspect water heaters. Water is needed in the units as sewer lines are repaired to avoid any sewer gas odor.

Our community's biggest obstacle at this time is that as we move to make repairs, we uncover other damage that must be restored which is currently delaying us at every turn. This week it was additional sewer line damage (see spreadsheet). Together with Cotton, DDG and all our contractors we are working through all of these as they arise, and problem solving to obtain quotes and get the work done but it continues to be a frustration and our costs continue to rise.



Lastly and very importantly, regarding the use of a site architect and engineer, we want all owners to be clear that we have hired a site architect and site engineer both of whom are and will be intimately involved at every level of our restoration going forward. Seascope committee chairs will be reporting into “Liaisons” and together with the Liaison working closely with our board President and Property Manager to propose and create restoration plans. The specially appointed board member liaison for each committee will communicate with the architect, engineers, and contractors and report into all other board members on proposed plans and/or decision points as we move forward. This will be a dynamic process that we want to manage effectively to make the best use of architect, engineer and contractor time (for which we pay for) but also, to move ahead expeditiously with the best plan possible for the future of Seascope.

As always, please direct any questions you have to Michelle Wallin or Rhonda Orr.

Respectfully,

Your Seascope Board of Directors