



February 21, 2023

Dear Seascope Owners:

First, we want to thank all of you who have reached out to board members over the past week to encourage each of us through emails, phone calls and texts. This has been a challenging time for all of us on the board as we have worked diligently over the past 5 months to make informed decisions for Seascope's future both physically and financially. We also want to thank those who have communicated with us to ask questions and share concerns. This letter is intended to address those concerns, reassure all owners, and dispel some misconceptions about the current state of the Seascope restoration project. The attached spreadsheet includes two (2) sections: all current Seascope projects required to be completed for Occupancy and all Other Seascope projects. We are providing estimated completion date ranges **which will change** based on factors beyond our control. These factors could include: *availability of skilled and unskilled trades, equipment and other supply availability, lack of contractors licensed in the State of Florida to quote and/or do the job, slow or delayed government permitting (City of Bonita, State of Florida, DEP), slow or delayed engineering designs and protocols, Florida Power and Light resources, new layers of infrastructure repairs uncovered as we move along, and the list goes on.*

COMMON MISCONCEPTIONS ABOUT THE SEASCOPE RESTORATION

- #1 - Seascope is behind because the board is too concerned with saving money which is delaying our progress and resulting in us "losing our place in line with contractors".
 - The board's primary responsibility to owners is a fiduciary one including during a named hurricane restoration. We understand it may appear that we are too concerned with the cost of this restoration to some owners, however we have a responsibility to ensure that uninsured losses are managed and minimized while still restoring Seascope to its prior condition and in some cases to an enhanced condition.
- #2 – Why don't we just fix everything and then file our claims with insurance?
 - If we do not get 2 quotes for each claim we submit or document carefully why we didn't then we run the very real risk, especially in this environment, of having our claim denied. In fact, we have hired a Public Adjuster to ensure the coverage we actually paid for is honored by our insurance companies. We do not want to increase the risk of our insurance denying our claims. We are required to do our due diligence in filing claims correctly for covered losses and insurance claim denial will result in an increase of uninsured losses that we will all have to pay in addition to the sizeable, estimated out of pocket liability we already know we will incur.
- #3 – Why are other Neighboring Properties ahead of Seascope in their restoration.
 - The short answer is...they are not. The long answer is...BBC's infrastructure is on the 2nd floor of all their buildings which meant they had less electrical repair which is why they currently have electricity to the floors 2-7 to run air conditioners. However, they had much more damage to their water supply lines, plumbing and other major infrastructure that puts them way behind



Seascape in their recovery. Dolphin Way is behind Seascape in most all areas due to the same resource issues in obtaining bids and hiring contractors/trades and they were behind us in hiring Cotton. They also just applied for their SBA loan and ours was just approved. The Casa Bonita Towers has one tower still on stabilization and had much less damage to their remaining infrastructure than Seascape. Sea Isle has 88 units versus 136 and had much less damage than Seascape. Their pool and parking lots had very little damage and their water and sewer mains were not damaged. Owners in all affected communities are complaining that restoration is not moving fast enough.

- Your board does not view this as a sprint to see who finishes first but a holistic project to restore Seascape and incorporate appropriate improvement, as owners agree, to ensure a positive outcome for all 136 invested parties. We understand the desire to occupy and have use of your units however, certain restoration issues are out of our control. Please remember that the board members also desire to occupy and use their units.
- #4 Just have the board meeting when you need to and forget the 2-week notice.
 - Florida law requires we give 48 hour notice (electronic or otherwise) for meetings including conspicuously posting the agenda for any meeting. However for meetings where there agenda items include assessments or changes to rules and regulations that change the use of units, a 14 day notice is required. We are also told by our counsel we cannot vote via email. Dixie Reader and her committee are working hard to implement electronic voting which will be on the agenda at our March 6th board meeting. This technology will facilitate us tremendously with owner votes on future decisions for the Seascape restoration. Please know regular mail voting with paper ballots will still be available to those who desire that method.
- #5 Adequate Updates have not been given by the board.
 - Without a doubt we can make improvements in the frequency and methods we are using to communicate. The attached spreadsheet is being sent to provide owners with the best snapshot of where we are in terms of date ranges for both Occupancy and all Other Seascape Restoration projects. Rhonda Orr and Michelle Wallin will be updating and sending this spreadsheet out weekly going forward. Since September 23rd many, many updates have been emailed to owners, posted on the website, posted on Facebook, provided by board members directly to owners, and given in board meetings. We hope to begin providing short videos as well via email and the Seascape Facebook page but this effort is dependent upon board members being at Seascape as we do not want to add to Michelle or Ron's workload at this time so they will likely be sporadic.
- #6 – Cotton is no longer working as quickly as they were in the beginning.
 - This is somewhat true and somewhat a misconception. In the beginning there was a lot of unskilled labor effort involved in clearing debris stabilization of the units and prepping the site for the actual restoration effort to begin. This effort took weeks and weeks, and it was obvious progress was being made because things *looked better*. Cotton mobilized quickly and saved us all hundreds of thousands of dollars by also quickly



installing the stabilization equipment to protect our units from mold that would without a doubt take over quickly. Cotton was also instrumental in procuring the transfer equipment (via political relationships) needed to convert the external air-handlers from diesel power to FPL electric as soon as possible, also saving us many thousands of dollars a month in diesel expense. The delay in the process was mainly FPL related and was a result of labor shortages in the weeks and months following the hurricane.

- Completion of the electrical connections for the units has been slower than we would like, much of which has been supply and equipment related and some of which has been labor related. Every damaged property in SW Florida is competing for the same resources and contractors must be licensed in the State of Florida and cannot be brought in from other states. Fortunately, Cotton has access to licensed resources that we would not otherwise have access to, and Cotton is overcommitted along with everyone else. Ron George has worked tirelessly pushing them to move more quickly but frankly, we are at their mercy and there again, it is a process over which we have little control. Our progress on finalizing electrical connection to units has gone something like this:

- Old wiring pulled from all 136 units. COMPLETE
- FPL transformer replaced at the street. COMPLETE
- Temporary FPL connection made to power the chillers to all 136 units.
- Conduit and wiring replaced to all 136 units. COMPLETE
- Meters procured and replaced for each building. IN PROCESS
- 136 Electrical panels inspected and replaced as needed. IN PROCESS
- 136 A/C units inspected in detail to determine damage. COMPLETE
- Temporary power connection to units to run 136 A/C units (CONTINGENT ON ELECTRICAL PANELS AND A/C UNITS BEING INSPECTED AND REPLACED)
- Switchgear equipment procured and installed to receive and transfer power from FPL to our unit meters. IN PROCESS and DELAYED DUE TO RESOURCE LIMITATIONS.

In closing, your Seascope Board of Directors always welcomes owner suggestions and feedback (positive and negative) on the performance of our duties. This has been an unprecedented time of upheaval for our community and has required the board to commit an immense number of hours to the restoration effort while still maintaining our professional and family lives. We as a community are undertaking a multimillion dollar restoration which we are only 5 months into if you even count the first month when vehicles could not even access our street. A similar effort in a normal resource market would take a considerable amount of time and this is anything but a normal resource market. We are not only dealing with contractors who want to charge exorbitant prices due to the high demand for the limited resources, but we often struggle to even get contractors to respond because they are so over committed.

Please know this letter is intended to ask for your patience and your trust as we move forward knowing that your board is doing everything in our power to restore Seascope as



quickly as possible. We commit to you to streamline and improve our communication with you. Please, if you have a specific question that we have not answered or a concern we have not addressed you can reach out to any of us anytime for answers. We work for the 136!

Most Sincerely,

The Seascope Board of Directors