

REVIEW OF WHAT HAS BEEN ACCOMPLISHED AT BAYPOINT IN LAST TWO YEARS

Dear Bay Point Owners,

As discussed in the last board meeting, we are providing a list of repairs made in the past year. These work items were needed due to both the age of our buildings and hurricane damage.

**Best Regards,
2023 Board of Directors**

Pool

Issue: The pool began experiencing multiple leaks. After reviewing the needed repairs it was determined the coping, piping and entire concrete deck needed to be replaced. As a result of Hurricane Ian, the pool motors and pumps were damaged. Doors to the bathrooms do not lock or close correctly.

Owners have noticed small cracks in new concrete around the pool area. The contractor have been notified.

Cause: age of pool and hurricane damage

Result: new piping, new spa operation, new attractive look to pool area including interior of restrooms. New bathrooms doors coming.

Fire Pressure Pump

Issue: The pump that supplies the entire fire system was failing. It required immediate attention, which included updating to current fire codes.

Cause: Typical aging

Result: community-wide sprinkler system operating properly when triggered; the pump meets all current codes, and our system has latest technology.

Painting of Buildings

Issue: both buildings needed to be painted along with related caulking, etc. The appearance and several leak concerns contributed to the decision to complete the work. There were also stucco cracks that needed repaired.

Cause: Typical aging

Result: We have newly painted structures with repaired stucco. The work also added a new look for the lanais. We anticipate the likelihood of any future leaks being very diminished.

Walkway Restoration

Issue: front walkways were holding water and leaking water; edges were cracking. Water was leaking under the tile.

Cause: typical aging

Result: new waterproof surface that is aesthetically pleasing with some exceptions of damage to the new flooring; cracks are fixed; sloping has improved water retention (still working on some). There still will be some standing water near elevators where the slope cannot be altered. There are some areas that are not satisfactorily completed, and we are working on the repairs.

Walkway Safety Railings

Issue: in 35 building there were concerns about the condition and safety of the railings on the front walkways on several of the seven floors.

Cause: Typical aging

Result: all new safety railings have been installed on floors 1-7

Water Pressure Pump

Issue: the main water pressure pump was only slightly working and the whole piping and area around it was corroding and peeling; water pressure was affected, and we were experiencing some leakage in lower level.

Cause: age

Result: water pressure is now at full strength with all the new pumps and piping. The contractor made the pump room more organized and improved access inside the pump house.

Elevator Modernization

Issue: both elevators were experiencing unusual downtime and continual maintenance costs; controllers were malfunctioning; due to changes in the code we were no longer in compliance.

Cause: Typical age

Result: modern working, safety-improved elevators (33 still not quite there); updated cab interiors; new safety features.

Fire Code for Elevators

Issue: with the age of the elevators, when any improvements were made, all new code regulations were in effect and had to be adhered to for elevators to pass inspection.

Cause: typical aging and new code regulations.

Result: adherence to all the latest fire code regulations and improved safety.

Landscaping and Grounds

Issue: extensive damage to trees, plants, shrubbery, irrigation system, drainage, sump pumps, electrical control boxes, garages, screens, awnings, alarm panels and boxes, pressure washer and grills, signage.

Cause: hurricane

Result: new landscaping and plants, dock and perimeter lighting, operable sump pumps, improved drainage, rewired control panels, clean garages, new awnings, new alarm panels and boxes, new pressure washer, grills, private parking signs, private dock signs.

Lobbies

Issue: water damage to walls, doorway, postal boxes, lighting. New doors slamming shut and door closer arms not functioning correctly.

Cause: hurricane

Result: new modern entry system and security system, new mailboxes, new ceiling, improved appearance. Door installer needs to adjust or repair doors.

Roofs

Issue: deterioration of the roof surfaces

Cause: typical aging and hurricane damage

Result: We are currently negotiating a contract to do a complete replacement of all roofs

Exterior Doors

Issue: 17-19 metal doors have major damage including many not closing properly

Cause: Typical aging and some weather-related issues

Result: We are currently negotiating a contract to replace or repair up to 19 doors.

Gate and Intercom System

Issue: main entry gate was not operable; no security existed for entering the peninsula. Our Private parking and private dock signs were dated. Lighting was damaged along the dock.

Cause: typical age and hurricane

Result: new gate and modern entry system shared with Baker Carroll point community.

Financial

Obviously, all these costs have exceeded any reserves that we have built. In the interim of collecting assessments and getting all the needed work completed, we have temporarily initiated a line of credit. Unfortunately, it has occurred at a time of rising interest rates. We are being very cautious in minimizing the amount borrowed.

SUMMARY OF UPDATED COSTS ACTUAL AND PROJECTED

