



To: Members of Seapointe Village Master Condominium Association
From: Seapointe Village Master Council
Date: February 13, 2019
Re: Plaza Deck Hot Tub Area Rehabilitation Project Update

This correspondence will provide an update on the Seapointe Village Plaza Deck Hot Tub Area Rehabilitation Project.

Demolition update

Demolition of the existing amenities and removal of the original spas, lagoon, landscape and crow's nest was completed by mid-January. Demolition to the spa area took longer than expected to remove the rebar and concrete in the original structures because the reinforcing rebar in the original structures was thicker and with more reinforcement steel than anticipated. The contractor worked diligently and carefully to remove these structures and at the same time tried to be careful to prevent damage to the structural planks. The contractor also had to protect adjacent areas not scheduled for demolition. In addition, materials being removed during demolition had to be separated (concrete, soil, metals, etc.) prior to disposal.

Once the structural planks under the spa area were exposed, the planks were inspected and evaluated by the Association's long-time structural engineer. Approximately 500 square feet of structural plank surface area in the spa and landscape area required repairs, which was in line with pre-project estimates.

During the first week in February, a concrete topping slab was poured. About 65 cubic yards of concrete was used to create this topping slab. This topping slab is about 6-8 inches thick and serves to reinforce and strengthen the existing structural planks.

Once the concrete topping slab has cured, the waterproof membrane will be installed. The representative from the waterproof membrane manufacturer was at Seapointe Village last week to meet with the structural engineer, the contractor and the construction oversight manager to review the membrane installation details. This hot-applied rubberized asphalt waterproof membrane being used is the same membrane in place throughout the rest of the plaza deck. This membrane has proven effective, durable and reliable since the plaza deck repair many years ago. The application of the new membrane will be a seamless process between existing and proposed work. Installation of the waterproof membrane is expected to begin this week and take several weeks to complete installation. Water testing of the membrane is expected to be completed in early March.

Demolition of the original waterfall, waterfall pool and kiddie pool has also taken longer than expected. The contractor had to remove the waterfall wall itself while being careful not to remove nor damage the wall of the pool pump room. Much of the original piping of the waterfall pool and the main oceanfront pool extends much deeper underground than expected. Once this original piping was exposed, the lines were inspected and water tested. A section of the kiddie pool wall that extended above the pool deck also had to be removed, while also being careful not to damage the main pool and to minimize damage to the pool deck in this area. Original piping to the kiddie pool was inspected, evaluated and water tested. These lines will serve the new waterfall into the main pool.

At the same time demolition of the amenities on the plaza deck was taking place, dismantling of the equipment in the pump rooms was in progress. We scavenged all useful pump room equipment prior to the contractor's demolition and will retain this equipment to use for spares at the other pool facilities in the Village.

Our construction oversight manager, aquatic engineer, general contractor and pool subcontractor have been coordinating efforts while work to install the new pumps and filters in the pool equipment rooms is in progress. Their work involves review of submittals and approvals of all equipment, responses to requests for information, and confirmation of plumbing and electrical drawings and details.

Work to build the structures for the new amenity area will begin in the coming weeks. This work includes the masonry walls around the new amenity deck, the structure for the fieldstone walls, performing the rough carpentry, electrical and plumbing.

Live Rehab Camera

We set up a fixed location camera to monitor the work area. Access to this camera is available through the Seapointe Village website (spvma.com). From the spvma.com website, access the Owner's Area, Plaza Deck Rehab Project and link to the Deck Rehab Live Cam. Additional information and reports are also available for your reference.

Construction Cost

The construction contract is \$3,179,632. The payment requisitions received from the contractor for services performed through the end of January total \$582,929. We have financed these payment requisitions from the Popular Bank line of credit. To date, there have been no change order additions nor credits to the project.

Assessment Calculation

We expected to distribute correspondence about the assessment last month because we announced we would do so at the December 2018 Open Meeting. We have held off because we spent a great deal of time over the past 2 months conducting a deeper dive on components of the assessment.

At the December 2018 Open Meeting, we presented a schedule for prepayment of the estimated assessment amounts based on the \$3.5 million assessment. At that time, we identified \$2,787,040 for demolition and construction, \$392,592 for general conditions/permit fees and taxes; and \$320,368 for professional fees.

Following the format used for the annual operating budget, we have determined that the general conditions, permit fees and taxes, and professional fees components will be allocated equally on a per-unit basis. But we have continued deliberations on the details of the demolition and construction components of the project, and spent time re-evaluating their allocation on either per-unit or per-population basis.

Rather than delay this any further, we have decided to simplify the process for owners that wish to pre-pay their estimated assessments. Please keep in mind that the assessment table shown below represents an estimated assessment for each type of unit, based on the \$3.5 million assessment. We will reconcile assessments once the details of the demolition and construction components are resolved.

<u>Unit type</u>	<u>Estimated assessment</u>	<u>4 equal payments</u>
One bedroom	\$5,000	\$1,250
One bedroom den	\$6,000	\$1,500
Two bedroom	\$7,000	\$1,750
Two bedroom den/TH/SFH	\$8,000	\$2,000

If you wish to pre-pay your estimated assessments, you can pay in four equal installments, due on February 28; March 31, April 30 and May 31, 2019. An invoice is included for your records. Making payments according to this schedule will ensure you will not incur interest expense.

Schedule / Completion Date

We originally anticipated the timeframe for the project would be approximately 26 weeks, beginning in mid-October with a completion date at the end of April. This included an allowance for downtime around the year-end holidays and for inclement weather.

The contractor did not actually begin demolition until November. To date, we have used a good portion of our time cushion for demolition, unforeseen circumstances and weather. There was excavation, repairs and testing of the underground water lines that also took longer than expected. Through the end of January, there are 5 days lost to weather so far. Our contractor is expecting that completion of the pedestal pavers, railings, and landscaping may extend into the week after Memorial Day Weekend. We anticipate that the ocean front pool, kiddie pool, hot tubs, waterfall gazebo and elevated deck will be operational and accessible for Memorial Day Weekend.

If your schedule permits, we welcome you to attend the upcoming March 2, 2019 Master Association Open Meeting. As always, if you have any questions or comments, please feel free to contact us via email at spvma@comcast.net or through Jim Yost at yostopmc@comcast.net.

Thank you for your interest and support.



INVOICE

February 13, 2019

Plaza Deck Hot Tub Area Rehabilitation Project

Type of Unit:	Amount of Assessment	4 Equal Payments
One bedroom	\$5,000.00	\$1,250.00
One bedroom den	\$6,000.00	\$1,500.00
Two bedroom	\$7,000.00	\$1,750.00
Two bedroom den/SFH/TH	\$8,000.00	\$2,000.00

Four equal payments are due February 28, 2019; March 31, 2019; April 30, 2019, May 31, 2019

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Name _____

Unit type: _____

Unit # _____

Assessment: _____

Check Number _____

Amount paid _____

The assessment as shown above represents an estimated assessment for each type of unit, based on the \$3.5 million assessment. Final assessments will be determined and issued once all bills for the project are reconciled, projected to be in August 2019.