Bay Village Hurricane Ian Recovery Update

Wednesday, January 28, 2026 – Final Update from me –

- **Tuesday's meeting to learn about and discuss the building restoration was enlightening. The Custom Painting and Restoration (CPR) representatives explained that trying to hunt around and find rotted cedar and structural wood and patching up small areas was taking longer and adding unnecessary expense to the project. With the help of the DeStephano engineers, they determined it would be faster and more efficient to remove all of the stucco and old cedar; then they will replace any deteriorated materials, seal the entire area and replace stucco. In the process, if any wood needs replaced around windows or sliders, they will remove those windows and sliders, repair the areas, and replace windows and sliders. If any windows or sliders that need replaced are not up to code, new ones will be installed.**

- **At this point, CPR will provide a weekly progress report on the SMC website; please access that website for those updates. Please call SMC if you do not have access to the Bay Village portal on their website. Additionally, CPR would not provide any indication as to a timeframe for moving to Building 2 – too many variables.**

- **At today's Annual Meeting and BOD organizational meeting, the following occurred:**

  - **Membership voted to waive the audit for 2026, partially fund the reserves, and approve the use of reserve funds to balance cash flow needs.**
  - **Voters re-elected TJ Grunwald and Richard Dombroski and elected Leonard Piecuch to fill the 3 director positions available.**
  - **At the Organizational meeting, the directors elected TJ Grunwald as president, Richard Dombroski as vice-president,**

Chris Nickele as treasurer, Leonard Piecuch as secretary, and David Wellington as director at large.

As this was my last day as a director at Bay Village, I will be passing my duties on to Leonard. He will bring his own twist to the position of secretary, and I wish him only the best as he most certainly will enhance the website and use his skills and experience to help Bay Village move ahead.

My thanks go out to all owners, directors present and past, SMC management and office workers, and, of course my wife Debbie for the support over the past eight years.

I have asked Leonard to keep this Update "thread" of 245 pages on the main page for a few days, and then place it onto the Bulletins Page for reference.

~ Dave Miller dmillertch@gmail.com 614-353-0951

Friday, January 23, 2026 – Two quick things today - -

- **The Board of Directors will have a one-agenda-item meeting on Tuesday, January 27 at 10 a.m. to discuss the restoration going on at Building 1 and beyond. Since the agenda for the board's organizational meeting is already out, the restoration could not be included in that meeting on the 28th. An eblast was sent out by management, but I wanted to put it on here, as well.**

- **If you are mailing in your proxy and ballot now, you will need to send those via overnight mail; otherwise, they will not make it to the office in time. As a final reminder, if you are at Bay Village and you are not attending the meeting in person, please have me or someone else take your sealed voting materials to the meeting if**

necessary.

***Board Meeting: Tuesday, January 27, 2026 at 10 a.m.**
***Annual Meeting: Wednesday, January 28, 2026 at 9 a.m.**
***Board Organizational Meeting, Jan. 28, 2026 immediately following the Annual Meeting**

All of the above meetings are via Zoom or in person at the SMC offices.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Sunday, January 18, 2026 – Important updates this morning:

- **The Board has recommended that when you vote, please vote to *NOT* fully fund the reserves at this time. If we do not get over 50% of the MEMBERSHIP to vote that way, we will have to re-visit the budget and increase the quarterly fees to fully fund reserves.**

- **Also, in previous posts I stated the time for the Annual Meeting. As I now have the voting packet and meeting information, please be aware, according to the published agenda, that the Annual Meeting will begin at *9 a.m. ET* at the management office on Wednesday, January 28.**

- **Again, if you are mailing your proxy and ballot, please get those in NOW. With the 19th as a holiday, you want to make sure your materials get here by the meeting. Waiting past Tuesday will probably be too late**

- **If you are at Bay Village and you need a packet, please let me know; I have extras. Also, if you are not going to the meeting, you may have me or someone else going to the meeting deliver your sealed, secret ballot and proxy to be certain they get included. WE**

NEED A QUORUM! Thanks!

I will post additional updates as I receive them over the next few days.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, January 12, 2026 – A brief update this morning:

- **Many owners have now received voting materials for the upcoming Annual Meeting. Be sure to complete those ballots and get them back to SMC right away. If you do not receive your voting packets by Friday, January 23 and you are at Bay Village, I will have extras. Contact me and I will get a set to you.**

- **New umbrellas and tables for the pool are on order. Also, some time this week a re-strapping company will pick up 15 of our chaise lounges and 5 chairs; they should be returned in about a week's time. While those are getting refurbished, Roger will put out the old, lower chaise lounges for our use. With cooler weather expected, hopefully in the interim we will have no issues with a lack of seating.**

The Annual Membership Meeting is scheduled for Wednesday, January 28 at 10 a.m. at the SMC offices. The Board of Directors will hold an organizational meeting to elect officers immediately afterwards.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Thursday, January 1, 2026 – Happy New Year!

- **Director David Wellington informed us that Price Electric now has the correct materials to complete work on Building 5. Plan on power to be shut off at that building for a good part of the day on Friday, January 9, beginning as early as 8 a.m.**

- **FEMA has re-instated the 25% reduction of flood insurance premiums for Fort Myers Beach. Although we should eventually see some lower insurance costs, we will explore with our agent to find out when those reduced rates will go into effect for us. This is some good news as we enter 2026.**

- **In just a few days, you should receive voting materials and Annual Meeting information via U.S. Mail. Do not panic if yours does not arrive right away; when meeting time gets a little closer, I will be available to help you with materials and with the voting process if necessary.**

- **According to information I received from the office, we have four individuals running for the three available spots on the board. Please read the information about each candidate carefully and cast an informed vote.**

- **Again, as we are currently at *39 months since the Ian monster hit*, I am certainly aware of how long it has taken for us to get things back to pre-hurricane condition. I do, however, feel fortunate that *our complex has been open to owners for the past 13 of those months*. This, in itself, has been awesome, as a number of condos on the island are still not open, and literally thousands of property owners lost everything and will never return! Many of our owners are now back at BV for the winter, and a few units have renters. Most damaged units are totally repaired or renovated, meaning that kind of work has slowed noticeably. We are not completely recovered, nonetheless, and building renovations and painting are yet to be completed, all of which will be finalized by the end of this new year. (See my previous entries below for some details.) Other recovery projects, like irrigation, the pool sauna, tennis and shuffleboard courts, landscaping, and rebuilding of the maintenance building are all unfinished; we are awaiting final**

insurance proceeds to determine the funding for those items.

The Annual Membership Meeting is scheduled for Wednesday, January 28, 2026 at 10 a.m. at the management office or via Zoom. Since the BOD election is secret ballot, voting can only be done by submitting materials at the meeting or mailing them into the office before the meeting date. If I get any corrections to this, I will let you know immediately.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, December 17, 2025 – Summary of yesterday's BOD meeting and a little more:

- **Coping Caps are complete – FINALLY! In fact, since the final material went on, it made the entire complex look better. Those temporary clips and other materials looked "ratty"! There were a few leaks in upper units due to rains we had just before the final work was accomplished, and owners have alerted the Board and management of water stains on ceilings. If you have ANY water stain issues that have not been reported or addressed, please let management know.**

- **Storage door hinges and handles: These have not been fixed yet. Janet will try to get a quote from CPR to get those fixed and costs charged back to Clyde Johnson.**

- **Price Electric DID NOT SHOW UP on Monday at Building 5; they have promised to give us a couple of days' notice before they make it out to finalize that work.**

- **No numbers yet on the insurance claim, but TJ has been in contact with our attorney who expects something by year's end. Stay tuned!**

- **Palm tree and mangrove tree trimming has gone quite well; owners on site are pleased with the additional cutback permission that management acquired.**

- **Treasurer Nickele reported that we are within 1% of our operating budget for 2025. More info later about finances after we learn about insurance proceeds.**

- **The Buy/Sell Page for owners is alive and well. I posted new items today. Please take advantage of this if you are looking to buy or sell anything at your place.**

- **The meeting we had today with the Mark DeStafano and David Drab of Destafano Engineers and the Custom Painting and Restoration (CPR) owner Steve Glazier and his crew was enlightening. First, they said that ALL screen cages will be removed so they can inspect up to the sliders at minimum and caulk or re-caulk as necessary around sliders. They will also grind that little space along the outside edge so it will slope downward toward the outside to eliminate water ponding there. Next, if any of the side walls have rotted wood behind where the sliders attach, the sliders will be removed to allow the crews to restore the integrity of those walls. Finally, if any re-bar is compromised on the lanai areas, that will be addressed as needed, as well.**
  Upon completion of inspections, caulking and any necessary repairs, new screen cages will be installed. Owners who will need sliders removed will be contacted directly by CPR and given information about that process. Each situation will be unique.
  After all that work is complete, CPR will continue work on the building until EVERYTHING is done, including railings and walkways. Painting will begin immediately after the repairs.
  FYI: This process will take place one building at a time! As the restoration crew moves on to the next building, the paint crew will

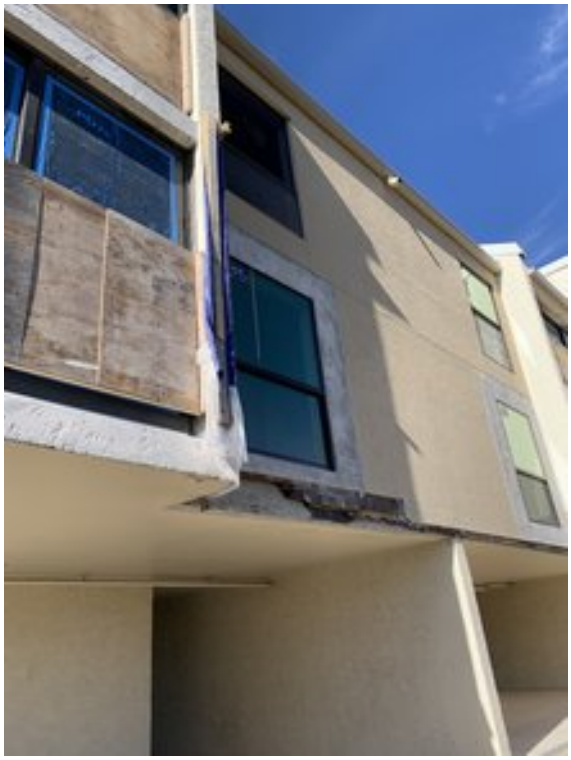
move in to finish the FINAL stage of the project for that building, and so on. I hope this makes sense!

As a reminder, this project will last many months. CPR has promised, however, that they will keep us informed every step of the way.

One really good piece of news came from Steve Glazier: He stated that *to date*, the concrete looks good and solid on the lanais at Building 1!! Hope this good news continues as they move ahead.

I am not sure if a determination was made concerning the placement of screens on the cages, either inside or outside. I will follow up on this in my next update.

Here are some pictures of the work and some of the rotten wood that has been found so far:



- **The Board did not set another meeting for January, but the Annual General Meeting for owners is scheduled for Wednesday, January 28 at 10 a.m. at the management office & via Zoom.**

MeRrY ChRisTmAs & hApPy NeW yEaR!

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, December 15, 2025 – Just a quick update before tomorrow's BOD meeting:

- **Price Electric did not show up today to complete the Building 5 upgrades. When I learn more about their plans, I will update here.**

- **The BV "library" is now available to access, and *the key to the back gate now works on that door, making it a 24/7 facility*! Yahoo!!**

A few puzzles are there for anyone to take out and enjoy, but there are no books yet. If you have books to donate, please do so. Tomorrow I am going to recommend that some shelving be installed to hold things.

- **F.Y.I.: Roger will be taking some accumulated paid leave days over the next two weeks. In fact he plans to use three of those this Wednesday, Thursday, and Friday.**

- **Owner John Zych told me today that Whirlpool Inside Pass invitations are still available for Bay Village owners. John does not work for Whirlpool, but his sales position provides products to them; therefore, he has this kind of access. The passes provide some excellent discounts on Maytag, KitchenAid, Amana, and Whirlpool appliances. If you want an Inside Pass, email John at John_Zych@att.net. In the subject line of the email include "Bay Village" so John knows it's not from a scammer. I can confirm that the savings from list prices are substantial!**

- **Another reminder - - materials required to run for the board of directors are due into management by this coming Friday, December 19.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Thursday, December 11, 2025 – Here is my brief update today:

- **Price Electric will continue electric panel upgrades at Building 5 on Monday, December 15! As was the case for Building 4 this past Friday, the power could be shut off as early as 8 o'clock a.m., and it may stay off for 6-8 hours. Be prepared.**

- **If you have thoughts of running for one of the three director positions that expire January 28, 2026, be sure to get your**

information submitted on or before next Friday, December 19. If you have questions about duties, procedures, requirements, etc., don't hesitate to contact me, one of the other directors, or management for answers.

- **CPR started building restoration at Building 1 on Monday, December 8; next week after I get back to Bay Village, I will attempt to load some photos of the work that has been started. See my Dec. 2 update for details about the work. Also, if I were an owner in Building 2, I would remove items from the lanai area as instructed earlier. We are not certain when they will move to Building 2.**

The next BOD meeting is scheduled for Tuesday, December 16 at 10 a.m. ET.

MeRrY ChRisTmAs & hApPy NeW yEaR!

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, December 3, 2025 – IMPORTANT ITEM:

- **This coming Friday and Monday, December 5 and 8, Price Electric will be working at Buildings 4 and 5. Most likely, power will be shut off in all of building 4 some time on Friday; and power will be shut off at building 5 some time on Monday. However, here is a warning: Price could shut off power at 5 on Friday and power at building 4 on Monday. The shut off at the buildings could last a few hours, so be prepared. When I learn more specifics, I will update.**

Tuesday, December 2, 2025 One important item to share this evening:

- **The Custom Painting and Restoration (CPR) project manager for the Bay Village building restoration and painting sent a message today concerning the start of that work. I have copied some of his message and posted it here to make certain that all owners know what and when things will be taking place. Here is his message:**

  "Starting Monday, December 8th, we will begin removing screen enclosures on the rear balconies to identify areas needing concrete repairs, working alongside David Drab. More than likely resulting in removing cages, stripping stucco off of slab faces and edge of ceilings

  If you are currently in residence in Building 1, please ensure that all items are removed from your open lanai/rear balcony. This is necessary in the event that we need to chase concrete repairs and will also protect your furnishings from residual dust and debris."

  To repeat what has been shared earlier about this, the crews will not be entering your unit unless they deem it necessary. If so, CPR will contact the owner in advance.

The next BOD meeting is scheduled for Tuesday, December 16th at 10 a.m.

~ Dave Miller **dmillertch@gmail.com** **614-353-0951**

Wednesday, November 19, 2025 – Here is my summary of this morning's BOD meeting:

Coping caps are nearly finished – finally! The crew has made it to Building 7. All roofs will be inspected to ensure the job was completed correctly and no other areas of the roof were compromised.

- **Nothing accomplished to date for the replacement of storage door**

hinges and handles! Janet has determined she will contact the manufacturer and bypass the Clyde Johnson rep. We are continuing to withhold complete payment to Clyde Johnson until this problem is resolved.

- **Custom Painting and Restoration (CPR) crews are scheduled to begin actual work on our building restoration on December 2 now that permits are in hand.**

- **Thanks to efforts by Directors Dave Wellington and Rick Dombroski, Price Electric has agreed to correct all issues with the electric panels as Dave detected months ago. Thanks, gentlemen!**

- **Our insurance settlement is still in limbo! According to President TJ Grunwald, our attorney will meet with the insurance reps this coming Friday or Monday to come to some agreement. We all continue to hope for a decent outcome.**

- **Financials: Treasurer Chris Nickele stated that our operating finances are on pace with the budget. The Board voted to accept the proposed 2026 budget, with the quarterly maintenance fees reduced by $150 per quarter for each unit.**

- **Mangrove and tree trimming will commence December 2, not December 12 as originally stated in the meeting.**

- **Pond erosion is an issue, especially along Bay Village Drive near Building 4. TJ has a meeting scheduled to discuss a plan to take care of things.**

- **I brought up a couple of issues related to the pool – chairs and lounges need to be re-strapped or totally replaced, as they have become discolored and stained; we also need larger umbrellas, as the current donated ones do very little to shade things. Others**

chimmed in and recommended that we look into additional shading options since we no longer have shade trees near the pool. Janet agreed to look into costs to take care of things; the Board will explore possibilities at the next meeting.

- Rick D. brought up a number of landscaping issues that could be addressed at minimal cost. Those things will be explored.

- Going paperless could save our association a few thousand dollars each year, but all members must provide management with their consent to receive documents via email. **If we all provide our consent when we get our annual materials, this would save us money!**

If I missed anything of importance, please let me know and I will update.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, November 17, 2025 – One quick item before our next BOD meeting:

- Kim let us know today that owners of 13 units have agreed to take advantage of the Re-Flow offer to install water heaters at the owner's expense. I have those unit numbers listed below. If I left any unit numbers out, please inform Kim and me ASAP.

  103, 113, 115, 131, 134, 143, 145, 153, 155, 157, 158, 247, 263

- Our next BOD meeting is scheduled for this Wednesday, November 19, at 10 a.m. EST.

~ Dave Miller dmillertch@gmail.com 614-353-0951

Saturday, November 8, 2025 – **Updates this early Saturday morning while I have a few minutes - -**

- **A follow up concerning the water heater replacements: If you have not already done so, please contact Kim at the SMC office if you wish to participate in the Re-Flow discount offer mentioned earlier. Last I knew, she had 9 units agreeing to get replacements, and we need 10 to get the discount! The deadline is next week for this offer, so act immediately. See my October 28 update and the Bulletins Page for details. Kim's email is KimC@smc-cam.com.**

- **Initial permits for the work on our buildings were finally issued by FMB on Wednesday, November 5! Now the work can get started on at least the first three buildings. Again, this will be a major project with noise, dust, dirt, and confusion throughout the 2025-2026 winter season as CPR moves from building to building. Another reminder – they are starting with Building 1 and moving through in numerical order.**

- **The fountain in the pond is now operating! This will keep the pond in much better condition, and it's another small step in getting things back to pre-Ian condition at Bay Village.**

The next BOD meeting is scheduled for Wednesday, November 19 at 10 a.m. EST.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Tuesday, October 28, 2025 – **Really busy lately – sorry about the delay in updating.**

- **SMC Office Person Kim Corradino is spearheading the**

replacement of water heaters for those that are 10 years or older, the life expectancy for water heaters in Florida is 10 years. I have placed the Re-Flow quote for this replacement on the Bulletins Page. Please understand that getting the lower cost is contingent upon our getting at least 10 condo unit owners to agree to having this done at owner's expense. Also, the replacement of the pan and the installation of a separate shut-off for the water heater line on the quote are on an "as-needed" basis. IF YOU WISH TO PARTICIPATE IN THIS, PLEASE CONNECT WITH KIM AT KimC@smc-cam.com to be included. I have no deadline date for this, but act asap.

- **Owners are starting to trickle back to Bay Village for the 2025-2026 Season. As stated before, this will be another year of construction/repair activity. Please be prepared for dirt, dust, noise, and other issues as Custom Painting and Restoration completes repairs and then painting of the buildings. Also, be cognizant that various unit owners are still trying to get their units repaired or renovated. If you are renting your unit, please be certain everyone involved understands where we are on things. Contact me, other board members, or management for any clarification.**

- **Board slot elections are on the horizon! Three spots will be available: Rick Dombroski's, TJ Grunwald's, and Dave Miller's terms expire. Please consider running for the board. I am not certain whether Rick or TJ will run again, but after eight years, with three plus years after the Ian monster, I definitely will not be on the ballot. At the least, we will need someone to take over my duties in 2026. Please step up!!! Information about running for office will come from management in the next few weeks.**

More later! ~ Dave Miller 614-353-0951 dmillertch@gmail.com

Saturday, October 18, 2025 – My summary of the October 16 BOD meeting and more:

- **Correct roofing cap materials have been delivered but crews are awaiting dry conditions to complete project.**

- **Storage doors and handles manufacturer and Rich of Clyde Johnson are scheduled on site soon to determine action to do things correctly.**

- **Board voted to have all walkway railings replaced in like fashion. This will be in conjunction with the building repairs and painting.**

- **Price Electric will meet with one of our representatives on site to finalize electrical fixes at meter rooms. Thanks to Dave Wellington and Rick Dombroski.**

- **Be sure to ask Roger to install protective pads if you or any installers will be using the elevators to move large items. We all want to make certain the elevator cabs remain in good condition.**

- **The final insurance settlement is still in limbo. Progress has occurred, but it's not finalized. The Board will receive an offer and vote on the agreement. Let's hope and pray for the best!**

- **With the help of Janet and other office personnel, Treasurer Nickele has fine tuned the proposed 2026 budget to allow for a $150 per quarter reduction in our maintenance fee per unit, making it $2600. The Board accepted the proposal, but the final vote will be in November. All members will receive the budget information via USPS and/or email.**

- **All owners who paid to have air handlers replaced must inform**

either Janet at the management office or Chris Nickele by November 16. I will post a listing here of all unit numbers of owners who paid for those and have informed Janet or Chris.

- Electric cars, bikes and scooters will be an issue moving forward due to lithium batteries being a possible fire hazard. Your board is cognizant of the situation and will address things after additional research. If you have an electric bike, car, or scooter, please use common sense in storage of such. More later.

- We have had the small spillway to the pond reconstructed off the roadway closest to Building 4; it had disintegrated and was in dire need of work. The remaining pond work will be determined later.

- After the meeting, TJ had discussions with the folks rebuilding the Catholic Church and will continue to have conversations with them about the conditions and maintenance of the pond we share. More on this later.

- An owner has asked if anyone with a vehicle stored on site at Bay Village would like to rent it out for a couple of weeks. Email or text me if you would be interested in doing that.

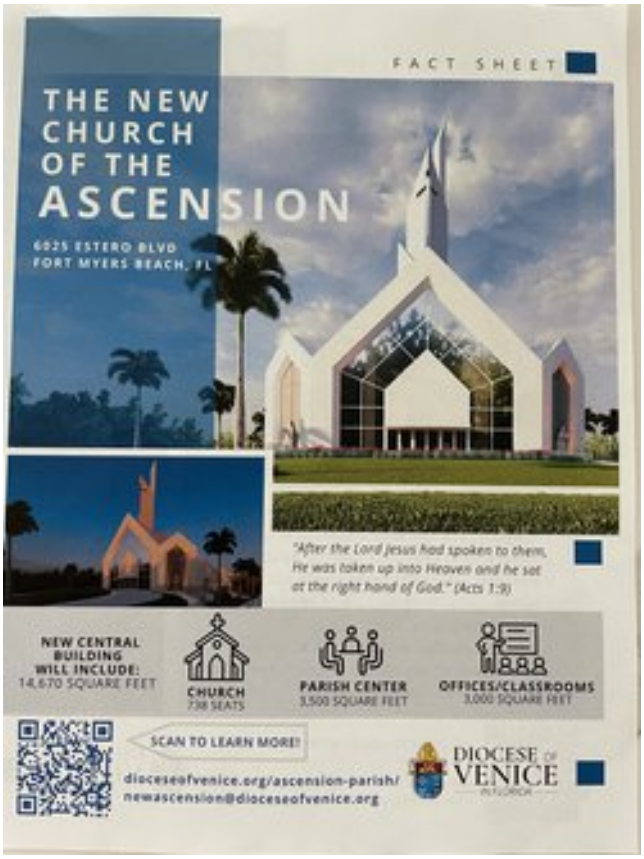
If I missed anything of substance, please advise. The next BOD meeting is scheduled for Wednesday, November 19 at 10 a.m. EST.

~ Dave Miller dmillertch@gmail.com 614-353-0951

Monday, October 13, 2025 – A brief update today:

- On my previous update I reported that the Church of the Ascension was waiting for a rebuild. Voila! We have received information about that rebuild. Ted and Kathy Kaiser shared a couple of pictures of details about the recovery/rebuild for the

church. Great news, for sure!



- **Last week there was some work re-commencing at Buildings 1 and 2. Since I am not currently at BV, I'm not sure if the work was on the roof coping caps or if it was the beginning of the building repairs. We'll learn more this Thursday at the BOD meeting scheduled for 10 a.m.**

~ Dave Miller dmillertch@gmail.com 614-353-0951

Sunday, September 28, 2025 – THREE YEARS LATER!

Yes, we all know it's been three years ago today since the Ian Monster hit Fort Myers Beach and Bay Village. Although we still have a number of projects to complete, we are more fortunate than thousands of others who lost everything on Estero Island.

As I have driven up and down the boulevard these past few weeks, I still feel terrible for the people whose homes were washed away and for the families who lost loved ones in the surge. The many open spaces along the beach and the hundreds of empty lots along the streets are haunting reminders of that devastating event 36 months ago.

Also, the beautiful Chapel by the Sea - - gone; the Beach Methodist - - closed for good; and the Church of the Ascension - - still closed, boarded up, and waiting for a rebuild. Thankfully, though, the Beach Baptist is functioning in temporary trailers, St John's Lutheran Church and St Raphael's Episcopal have mostly recovered and are open. These are just examples of what was tragically lost and what has miraculously survived. The same is true with many restaurants and other businesses.

FMB, however, is now much cleaner; more shops, restaurants and condominiums are opening, and lots of houses are being built. It's been a marathon, but Estero Island and Bay Village are gradually closing in on the finish line! There are many positives to celebrate.

Finally, as I look out back at a beautiful sunrise over the back bay here at Bay Village, I am looking forward to continued progress at our property and at FMB. Also anticipating a fantastic 2025-2026 winter season!

Have a wonderful day.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Thursday, September 25, 2025 – Three brief items to update this morning:

- **Waste Management has charged us for overfilling dumpsters at least 2 times recently at a cost of $247 each. Please do not overfill the dumpsters to the point that the lids will not shut. Also, Waste Management is now charging for special pick ups of large items, like kitchen ranges, sofas, etc. It will be each owner's responsibility to arrange and pay for that kind of service.**

- **Reflow Plumbing has replaced a total of 14 spigots in the parking areas and along the sides of the buildings. Those were either not working or majorly compromised by flood waters over the past three years. Maybe our water bill will reflect those improvements. Roger has also replaced many faulty nozzles, making for very tight, non-leaking operation! Yeah!!**

- **We received a notice that the correct coping cap materials are scheduled to be delivered on Tuesday, the 30th. Getting those completed will be another positive for us.**

The next BOD meeting is scheduled for October 16 at 10 a.m.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, September 19, 2025 – My synopsis of today's BOD meeting is as follows:

- **Coping Caps are still not finished; the crew continues to wait on the remaining correct materials to complete the job, and the grounds behind each building are saturated, as well. With that information, it looks to be another good number of weeks before the job is finished.**

- **All other Clyde Johnson responsibilities are still on their punch list. CJ will not receive final payment for work until all items are**

completed and closed out.

- **Custom Painting and Restoration (CPR) has permits in the queue at FMB for our building restoration and painting project; as soon as those permits are issued, the work will begin, but everything is taking a lot of time. I will post on the Bulletins Page the sequencing that CPR has laid out so we will know what to expect. TJ stated that no major work on any unit will occur without the owner knowing in advance what is going on.**

- **Director David Wellington will follow up with Price Electric on getting improvements completed at some of our electric panels. More on this after Dave's efforts.**

- **The elevators are working well, but we must <u>not</u> hold doors open or allow materials to be dropped into the tracks, as the equipment will shut down and emergency procedures will need to be initiated.**

- **President TJ Grunwald has spoken with the attorney a number of times recently concerning the insurance claims. Progress is occurring, but it is slow. TJ will continue to monitor things and let us know as soon as there is a resolution.**

- **Fillable pdf rental agreements are currently on the SMC website AND on the Owners Page of this website. Knowing that construction activities will continue over the next many months, your Board and the Management want owners to understand that noise, dust, equipment, and workers will be on site making Bay Village unattractive and uncomfortable at times. If you plan to rent your unit, be absolutely certain all parties are aware of our situation.**

- **With a quote of $577K for the replacement of all walkway railings**

and a quote of $250K just to paint the existing ones, the Board will determine which course to take at the next meeting.

- **Treasurer Chris Nickele's report indicated that we are running a bit over budget with our operating expenses; he stated that a few items were more than anticipated due to our getting back to occupancy and not having a comparable cost history for two budget years.**

- **The Board delayed acting on a proposal for a new gate at the back entrance and for a new fence around the pool heaters until construction activities calm down in 2026.**

- **The Board voted to have Joshua Trees Company remove stumps and dead trees along the property line in front of Buildings 1 and 2. This should provide better drainage in that entire area, including on Noddy Tern at our entrance.**

- **The Board also ratified the inspection/service/monitoring agreement with S-W Fire Protection; the agreement is for the same cost as before the Ian monster hit.**

- **Legal counsel has approved and Emotional Support Animal for one of our owners.**

- **Another company has submitted a proposal to install flood panels at our elevators and electrical panels. Their proposal is $52K, which is much less than the 1st company submitted. The Board will not act on this for now, regardless, as hurricane season is waning, and the units would not get in place soon enough. This item will be for another year, if at all.**

The next BOD Meeting is scheduled for October 16 at 10 a.m. EDT.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, September 10, 2025 – Confirmed: The BOD meeting will be Friday, September 19 at 10 a.m.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, September 8, 2025

- **The BOD meeting previously scheduled for this coming Friday, Sept 12, will most likely be postponed to Friday, Sept 19 due to a death in Janet Middleton's family. Check back in a couple of days to get confirmation of this change.**

Dave Miller 614-353-0951 dmillertch@gmail.com

Sunday, September 7, 2025 - Yes, it's been a few days since my last update! Other than the crew working on the coping caps and the other crew staging everything for building repairs and painting, not much has been going on.

- **The crew working on the coping caps has stopped; the materials that were back ordered are still not on site, and the grounds are too saturated behind the building to get machinery back there to complete the project. Ugh!!**

- **Roger has worked hard on each of the elevator doors; the stainless frames and original doors were corroded terribly, but he was able to get them looking like new after lots of time and elbow grease.**

- **Just another quick reminder to make certain your a/c condensation lines are not clogged; continue to use bleach or vinegar periodically to ensure the lines stay clear.**

- **Also, if you have not already done so, it is a great idea to have your washer water supply hoses replaced with the stainless steel kind.**

- **We have had no news about the insurance claim; looking for an update at the BOD meeting this coming Friday.**

- **BOD meeting is scheduled for Friday, September 12, 2025 at 10 a.m.**

~ Dave Miller **614-353-0951** dmillertch@gmail.com

Saturday, August 23, 2025 – Good morning! Here is my update today:

- **The work on coping caps continues, as Clyde Johnson crews are now at Building 4. This phase of the the project involves removing all of the original, deteriorated materials and replacing with new. As of now the final caps are not on, but the new materials are being installed, covered and clipped to shed the rain. The new final caps were back ordered and are expected any day. When they arrive, the crews will finish the job on all buildings. Here are some photos of the work when they started on Building 4:**

- **Next, Custom Painting and Restoration (CPR) has now begun staging materials and equipment for the building repairs and painting! Reminder, this entire project is mammoth, and it will take many months to complete! TJ sent a picture of the first truck unloading items:**

- **Another reminder: Although we have been open for occupancy since November 2024 (9 months), Bay Village will continue to be a "construction site." Even now, beginning around 7:30 a.m., the workers are making lots of noise and equipment and materials are at whatever building they are working. It's Saturday and they are outside my unit today, as well! Owners and renters will need to be cognizant of that reality over the next months, and certainly throughout the 25-26 winter season.**

- **Finally, if you haven't already received your 2025 tax bill, don't be shocked. The Lee County condo tax person was on the property this past January, and he deemed the property habitable since we had occupancy. Well, with that information, the Tax Collector has re-instated tax rates to pre-Ian levels.**

That's all for this morning. If anything startling happens, I will update

asap. The next BOD meeting is still scheduled for Friday, September 12, 2025 at 10 a.m. EDT.

Dave Miller 614=353-0951 dmillertch@gmail.com

Monday, August 11, 2025 – One quick note this morning: The Buildings 1-2 elevator is now operational! That means all owners have working elevators to access their condos. Yahoo!!!

Next BOD Meeting is scheduled for Friday, September 12, 2025

~ Dave Miller dmillertch@gmail.com **614-353-0951**

Friday, August 8, 2025 – Here is my synopsis of yesterday's BOD meeting:

- **A meeting is scheduled next week with lawyer and management to review an insurance offer; the offer will then be sent to your directors who will discuss and determine the next action. More on this later.**

- **Work has begun on the coping caps on Buildings 1 and 2; the crew can use some of the existing materials that were delivered earlier; additional materials, however, are yet to come. The work will continue throughout August, at least, as they move from building to building.**

- **Clyde Johnson has still not replaced storage door handles; we will turn this issue over to Bill Baird to expedite. The Board voted to replace a window that was knocked out by Clyde Johnson workers months ago; the bill will be sent to Clyde Johnson.**

- **Price Electric has not responded to the letter of request created by Dave Wellington and Rick Dombroski to correct issues they found deficient in a few areas. This item is also turned over to Bill Baird and to Clyde Johnson.**

- **All elevators are working except for the one at Buildings 1-2; Janet Middleton stated the 1-2 elevator should be operational by early next week.**

- **Custom Painting is getting their act together to begin lanai and building repairs; the delay from our last meeting has been due to contract wording, permitting, and final signatures. The crews will start at Building 1 and move across the property. This will be slow work, due to the complexity of the project and the unknowns. Expect this project to last throughout the 25-26 winter season.**

- **President Grunwald will revise the rental paperwork using Adobe Acrobat fillable forms. This will allow for more efficient completion for registering guests. Those forms will be available on this website as soon as they are approved.**

- **The use of parking hang tags or stickers is suspended through the 25-26 winter season.**

- **Some owners reported that a lien had been placed on their condo by Clyde Johnson Contractors. According to management, this was probably done by mistake on July 18, and it was corrected on July 24. I will place a copy of the proof of cancellation on the Bulletins Page. Be sure to look at the very bottom of the document after you open it to see the proof of lien removal.**

- **Treasurer Nickele reported that the June monthly expenses were $10,700 over budget due to delayed charges for a few months of pool heater usage, fire safety inspection, and additional elevator**

equipment costs. This is not alarming, as operating expenses should level out over the next few months.

- Treasurer Nickele received a draft of the audit for 2023; Chris is wading through it and he will share what he learns when he finishes. He did, however, read an excerpt that stated no indication of any wrongdoing or major issues.

Wow! If I missed anything of substance, please advise and I will update. The next BOD meeting is scheduled for Friday, September 12 at 10 a.m. EDT.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Saturday, August 2, 2025 – Yesterday I used the elevator at Buildings 3-4. Inspector had just finished the safety check, and the equipment passed. Of course, like the other elevators in 5-6 and 7, the certificate from the state will be a ways out, but at least we have another working elevator. The excellent crew doing this final wiring at 3-4 will now move to Buildings 1-2 to get that unit operating.

BOD meeting is still scheduled for Thursday, August 7 at 10 a.m. EDT.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, July 28, 2025 – Nothing major to report since our BOD meeting on July 8. I am now at Bay Village so I will update anything that I learn over the next few days.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, July 9, 2025 – Good Morning! Here is my attempt at a summary of the BOD meeting yesterday:

- **Clyde Johnson still has work to complete: coping caps for all roofs are still not replaced; they ordered the wrong size materials! Also, the new hardware for storage doors has not been installed. We have withheld final payment until all is done.**

- **The new quote for water diverters came in at more than $90K; the Board saw that as cost prohibitive, especially knowing that new pumps are now installed in the elevator pits in case of flooding or any other water intrusion.**

- **All trenching is complete for the last of the site lighting; the electrician has yet to complete the connections. More on this over the next few weeks.**

- **Elevators for buildings 5, 6, and 7 are now operational! They have been inspected, but the state has not sent the certificate as of yet. The other two elevators have minor issues, but should be ready soon. I will update as soon as I get any additional info. I have placed a link on the Home Page for a video from Buildings 5-6 elevator TJ shared recently.**

- **The Board voted to have Custom Painting and Restoration complete the work on all buildings, including lanai repairs, walkway and building painting, etc. The work should begin in approximately three weeks.**

- **Chris Nickele reported that the passage and signing of HB 913 will make a huge impact on Bay Village. Since we do not have three floors of habitable units, we will not be required to follow the SIRS or the Milestone guidelines as earlier dictated. Even**

though we still have major costs forthcoming, the financial relief for us will be substantial due to this action by the legislature and the governor. More on this over the next weeks and months.

The next BOD meeting is scheduled for Thursday, August 7 at 10 a.m.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, June 25, 2025 – Good afternoon! Here is some good information in this update:

- **Gov. DeSantis signed HB913 on Monday, June 23! This bill will give us some financial breathing room over the next few months and years. At our next BOD meeting, management and Treasurer Nickele will explain details about this recent action.**

- **The elevator at buildings 5-6 is now operational. The other three elevators will also be up and running soon according to all new information. They will still need to be inspected, but we finally have SOME really good news about this topic. Stay tuned.**

- **With all elevators coming on line soon, the Board and management want members to know that protective pads for the new elevator cabs are available to use when furniture, appliances, and any materials are being moved in or out. Those pads will be stored in the elevator power rooms; to keep the cabs looking good, *PLEASE USE THE PADS EVERY TIME YOU ARE MOVING THINGS IN OR OUT!***

- **Again - the next BOD meeting is scheduled for Tuesday, July 8, 2025 at 10 a.m.**

Dave Miller dmillertch@gmail.com **614-353-0951**

Monday, June 9, 2025 – Here is tonight's update:

- **We have lost another neighbor. Brian Scott Kording, building 1, passed away on June 7. Condolences to Judy and all the family. I have placed the obituary on the Owners Page.**

- **Please continue to maintain your HVAC condensation lines by using bleach or vinegar in those lines and by cleaning your filters. If you have a condo watch person, hopefully that person will do the same as we enter the summer season.**

- **Also, if you are having issues with your thermostat for your HVAC system, or if you are having regular HVAC check ups, be sure to get a quote from the service company PRIOR to your work. Some folks have been charged exorbitant fees for thermostat replacements and for regular check ups. Owners may get any HVAC company to service equipment, and any warranty work can be done by a service company approved by Rheem. Do your own due diligence on this entire issue.**

- **The next BOD Meeting is scheduled for Tuesday, July 8, 2025 at 10 a.m.**

I will attempt (no guarantee) to add another update before this Friday, but I will be away for a number of days after that and unable to update things until the last few days of June.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, June 2, 2025 – Some very good news this morning:

- **Thanks to Patti Salinas for the "leg work" in getting lots of information and reaching a great contact with Rheem, we will now have the full 10-year limited parts warranty for the complete HVAC systems in all 108 units! Remember, though, this is for parts only, not for service calls or labor costs. Thanks also to Janet Middleton for following up as our official representative; she communicated the following information to the Board yesterday (Sunday!):**

Friday, late in the afternoon, I had a conversation with Janet Clark, representative of Rheem regarding the warranties on the AC and Handlers at Bay Village.

I explained to her the problem with the installation dates, such that we worked in conjunction with the General Contractor and that we had to skip from Roof to Roof due to the situation with the roof replacement due to the extreme damages from Hurricane Ian. We discussed the volumes of installations that were performed using Rheem A/C and A/H and she agreed that the permit close out date would suffice as the installation date, due to the circumstances with Hurricane Ian.

We discussed the permit close out process and she advised that because the permits were all closed out after April 1, 2024 when the new legislation was enacted removing the necessity to register the equipment that the installation date for each building for each individual a/c unit and a/h unit would be the date of the closing of the permit and that all owners would have access to the 10 year warranty.

So that being said, the installation date for each building is as follows:

21400 Building #1 – 7/31/2024

21420 Building #2 – 7/10/2024

21440 Building #3 – 7/29/2024

21460 Building #4 – 7/01/2024

21470 Building #5 – 6/27/2024

21480 Building #6 – 6/27/2024

21490 Building #7 – 6/27/2024

It is not required then for individuals to register their individual pieces of equipment. See attached documentation from Janet Clark – Rheem Representative

Regards,

Janet [Middleton]

- Here is a link to the attached documentation Janet referenced above: https://files.myrheem.com/rheempublic/Warranty/Florida%20HVAC%20Warranty%20Terms%20and%20Conditions.pdf

- **Hopefully I can post more good news again soon -**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, May 23, 2025 – Please find the link to the recording of yesterday's BOD meeting on our Bulletins page. My best attempt at a summary of that meeting is as follows:

- **Bids for the building repairs were due yesterday from five different companies. Board members and management will then sift through details and determine which company to choose. More on this as decisions are made.**

- **The quote for the water diverters to protect elevators and meter**

areas has yet to be received. The vote to complete this project will probably occur at the next meeting.

- **The attempt to get our HVAC warranties from 5 to 10 years on the equipment only is ongoing. Thanks to Patti Salinas for delving into this for us! Janet Middleton will communicate with the Rheem contact person to try to get this accomplished.**

- **Additional sludge pumping was necessary from elevator pits, and workers were finally completing the sealing of those areas. Again, all elevators looked about ready except for the one at buildings 1-2; if new jacks are needed in that one, it could be a number of months before it is operational. Stay tuned.**

- **Regular financials are running as expected according to treasurer Nickele. The initial offer from the insurance negotiations, however, has turned out not so good. Without stating numbers here, the offer was well below what we all have considered acceptable. Next week, the Board and management will meet with an attorney who specializes in this area to determine the best way for us to move forward toward an agreement. In addition, Chris stated that membership will undoubtedly incur additional costs over the next months, but the amount will be calculated based on final insurance receipts and costs of our final recovery projects. For details about the financials, listen to the recorded meeting.**

- **As referenced by Rod Middleton and Chris Nickele, there is a <u>chance</u> that Bay Village will be exempt from the requirement to fully fund the structural reserves if Governor DeSantis signs the legislation currently on his desk. If he signs it, I will update here asap. That would give us some relief at least in the short term.**

- **The next BOD meeting is tentatively scheduled for Tuesday, July 8, 2025, at 10 a.m. ET.**

Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, May 19, 2025 – One item to update today:

- **We received the spreadsheet with information for the HVAC air handlers and condensers for each Bay Village unit. In addition, manuals for the different models installed at Bay Village were included. All of the items we received are now on the Bulletins page of this website. Please do not ask me for specifics about warranties, model numbers, etc. At our BOD meeting on Thursday, management will share details and pertinent information with all of us.**

BOD meeting is scheduled for Thurs., May 22 at 10 a.m. ET.

~ Dave Miller dmillertch@gmail.com 614-353-0951

Sunday, May 11, 2025 – Today's update is brief:

- **Elevators are still not up and running, but workers say three of the four are ready to go. The one at buildings 1 and 2 has some additional issues that need to be taken care of before it is ready. Again, as soon as I learn they are operational, I will post it here.**

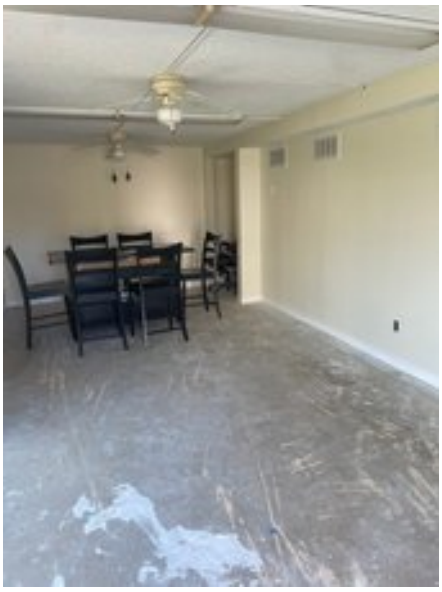
- **Clyde Johnson supervisor and workers are now gone. They will return to finish the coping repairs on the roofs, install new door handles, and complete a couple of other repairs before being completely done.**

- **I didn't take pictures of the property before I headed north this past week, but things are looking much better with dumpsters and lift equipment gone and with nearly all excess materials cleared**

out from parking areas.

- **Pool heaters were still not working the last I knew. Management, TJ, and FPL continue to track down the issue with that electric meter.**

- **Thanks to the Kaisers for donating the table and chairs for the re-done library. Pictures supplied by Janet:**



The next scheduled BOD meeting is on Thursday, May 22 at 10 a.m. EDT.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, April 25, 2025 – Here are my takeaways from yesterday's BOD meeting:

- **Listing this first, as it is of immediate importance:**

  We have had at least three issues with clogged HVAC condensation lines. Here are two examples:

One completely clogged line. Material removed from a different line.

As I have warned before, please be sure to pour a few ounces of vinegar or bleach into the drain lines regularly to keep them unclogged. Craig M says that vinegar is better because it is not corrosive.

Below are two sample pictures of the lines located inside our utility closets in front of the air handler. The first one shows the cap on, and the second one shows the cap off where we pour the vinegar or bleach.

In addition, be sure to remove the filter and clean it, as drywall dust and other materials build up and can make your unit inefficient or even cause it to stop working.

- **Rick Dearing was not at the meeting; management and directors have scheduled a special meeting with Rick for Monday morning, April 28, with TJ, Chris Nickele, Janet and Rod Middleton to attend.**

- **No Clyde Johnson representative was invited, but TJ explained that their work on coping caps for the roofs is not complete, as some of the needed materials are still back ordered. Clyde Johnson's equipment and materials are mostly gone and the areas are cleaned up much better. They will still be back to shore up a few items – including the coping caps, gutter vibrations, and storage door handles.**

- **Treasurer Chris Nickele stated that regular monthly expenses YTD are on par with the budget. Looking ahead, we could get into a money crunch for recovery costs without insurance proceeds; his estimate was that to pay some of those up-coming bills, we would have to borrow from reserves, draw from a line of credit, or assess the owners if the insurance negotiations drag on too long. Hopefully, we will get closure for the insurance claims and not have to exercise ANY of the options.**

- **BOD members Dave Wellington and Rick Dombroski will get electrical deficiency details in writing to Price Electric to correct those items asap.**

- **Management, TJ, and I met with three different contractors and the engineer today (4/25) at 10 a.m. to inspect the lanais and related structures. Those contractors will create and submit bids**

for the work needed to make things right. More on that when we receive the bids, which may take some time!

- **We are getting very close to working elevators. There are a few additional days of work, but the crews have told us it's very close. More than likely not all elevators will come on line at the same time; I'll post on here as soon as I get any news of one or more that are working.**

- **Roger and electrician Dean Ruban have a plan to complete the site lighting and a few other electrical situations on the property.**

- **The pool heaters quit working due to a meter shut off on Wednesday by fpl. TJ is taking care of that problem.**

If I missed anything of importance, please share, and I will update. After five months of occupancy for the entire complex, many things are BEGINNING to look better and more positive. Keep the faith!

~ Dave Miller dmillertch@gmail.com 614-353-0951

Wednesday, April 9, 2025 – Updates this evening, important and informative:

- **First, here's a very important item: All owners, present or off site, need to make certain HVAC condensation drain lines are clear. Using bleach or vinegar to pour into those lines makes a huge difference in keeping them clear and flowing. We have had some major clogging in a couple of units, and with so much going on over the past 2.5 years, it's easy to forget to take care of those. Not keeping them clear will cause water to overflow and cause water damage in your unit or the unit below. Also, your entire HVAC system can shut down, and that will be extremely bad as we move into hotter weather. PLEASE MONITOR AND MAINTAIN**

YOUR HVAC, including cleaning your filters!

- **Clyde Johnson Contractors have only a few items to complete before they depart Bay Village. It should only be a matter of 2-3 weeks before they are finished.**

- **General Elevator crews continue to work EVERY DAY to get our four elevators operational. Cleaning, re-wiring, rebuilding, and more are taking place in all four locations! Check back later to see when they finish.**

- **Electrician Dean Ruban has made additional strides. The under-water pool lights came on last Thursday, April 3, with 2 of the 3 lights continuing to work. Only one bulb will need replaced!! Yahoo!! See my pics below and compare them with the one I posted last week – SO MUCH BETTER!**

- **Finally, Chris Nickele and Patti Salinas spearheaded a social gathering at the pool on April 2, as season has been winding down quickly. Here are a couple of pictures of our gathering to forecast the celebration we will have next season when things are even much better:**

- **The next Board Meeting is scheduled for Thursday, April 24, 2025 at 10 am EDT.**

Keep the Faith! ~ Dave Miller dmillertch@gmail.com **614-353-0951**

Wednesday, April 2, 2025 – Some progress to report since last week:

- **The elevator company has been working steadily the past eleven work days -- tearing out, cleaning, and rebuilding the four units. It's a big job. The miles of wiring involved with each elevator is incredible, let alone the massive task of rebuilding each one. I'll post here when the project is complete, which should not be too awfully long.**

- **Tom Franks and Craig Milne took part of a day to scrub the dirt from the lines on the tennis court; now tennis and pickleball players can see the boundaries much easier. Thank you to those two men!**

- **Site lighting is 95% operational! Local electrician Dean Ruban made great strides yesterday. He will also be working on the other power issues at the pond, at the sauna, and other places. Here are pictures of the lights from last evening:**

- **On Sunday, TJ removed the final few posts left over from the white fence between the church and buildings 3-4.**

- **There is lots of activity at Bay Village most days. Contractors and workers are coming and going; furniture and appliances are getting delivered; owners, renters, and guests are going to the**

pool, riding bikes, jogging, playing tennis or pickleball, or spending time at the beautiful, renourished beach. It is encouraging, as well, to see a few more units completing repairs and renovations and owners now occupying those condos. Things are getting better.

~ Dave Miller dmillertch@gmail.com **614-353-0951**

Sunday, March 23, 2025 – Here is my synopsis of Friday's BOD meeting:

- **P.A. Rick Dearing reported negotiations on insurance claims are still not finalized, but one more week should see movement; management and board members directed Mr. Dearing to get things closed out asap, as this has dragged on far too long. No one wants this to go to litigation.**

- **Gary Beck of Clyde Johnson Contractors stated that most work is complete for the association; one dumpster has been removed, and one of the lifts will be removed in just a few days. Most unused materials have been cleared out from parking spaces. Some of the roof coping repairs are incomplete, and 3-4 gutters are missing. Door handles and locks are "junk" and need replaced, as well. Gary's crew will attend to these items.**

- **Management and the BOD will communicate with Clyde Johnson executives to determine payment amounts, schedules, and any discrepancies. The BOD and Bill Baird will scrutinize that entire procedure.**

- **I gave the insurance committee report on the meeting we had with**

Ali Pool, our insurance agent. Due to the open insurance claims, it appears we will be staying with our current carriers beyond the renewal date of June 1; Ali told us that she is still exploring possible new quotes; however, companies typically do not add new clients whose claims are not closed. Regardless, quotes from our current carriers or any new ones will occur approximately 30 days prior to renewal at best, due to market fluctuation. Ali also stated that indications are that premiums will likely stay about the same as this past year, although, based on current markets, we may get a very slight decrease; none of that is guaranteed.

- **Management has forwarded a claim to insurance for damages to our elevators by Hurricane Milton.**

- **TJ shared information about the installation of equipment to protect our power rooms and elevators from storm surge if we have another event; the board agreed to explore that idea and make a decision at the next meeting.**

- **Chris Nickele shared excerpts from a letter we received from the engineers stating that there is no need to proceed to a Phase 2 for our building repairs, including the lanais. This means we most likely are looking at superficial damages to our building, except for a couple of stairways that we already knew about. Let's hope this positive information holds true when the work commences. As soon as I receive a copy of that letter, I will post it on the Bulletins Page. At our next meeting, management will have quotes for the work on lanais, other building repairs, and painting. Bottom line is <u>OUR BUILDINGS ARE STRUCTURALLY SAFE!</u>**

- **The BOD has asked management to assist with obtaining HVAC warranty documentation for each owner. More on this as information is available.**

- **Electrician Dean Ruban will be working on the repairs for the site lighting and the power for the pond fountain pump.**

- **Various additional managerial items were discussed and will be reflected in the minutes that I will post after the next BOD meeting. Again, you can access a recording of the meeting on the Bulletins Page for owners on this website**

The next BOD meeting is scheduled for April 24 at 10 a.m. EDT.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, March 21, 2025 – I have loaded a link to the recording of today's BOD meeting onto the Bulletins Page for owners only.

I will create my synopsis of today's meeting and load it here by Sunday evening.

~ Dave Miller dmillertch@gmail.com 614-353-0951

Tuesday, March 18, 2025 – Special update that many of us have been waiting for:

- **General Elevator repair techs showed up today, just as scheduled, FINALLY! YAHOO! They jumped right in and started to work. *YES, the project will mean a good bit of dirt and mess around the elevator and mail areas while those nasty areas are being disassembled and re-assembled, but it will be worth it.* Also, their trucks and trailers may roll over our grass areas a bit, but Roger and others have assured me that during this time of year, the lawn damage will be minimal at most - - nothing like some of the other**

damage caused by workers last summer and fall. Here are a couple of pics I shot today at buildings 3-4:

- ***Critical Update*** **– The Board meeting scheduled for Friday, March 21, will now begin at 11 a.m. You should get an email notification with the correct time and a Zoom link, but if you do not, please contact me and I will forward one to you.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Sunday, March 16, 2025 – Just a quick update this evening from Bay Village . . .

- **Our complex has been open for occupancy for only a little more than four months. We have had some stumbling blocks throughout this entire recovery, and we have had times of great progress and times of little progress. Right now we are not seeing much getting accomplished due to the lanai issues, the open insurance claims, and the difficulty in getting certain crews on site. We will get details this Friday at the board meeting about the plans to get projects moving. On a positive note, the elevator repair is still scheduled to begin in the next few days. I'll post pictures as soon as that work starts!**

- **Thanks to Roger and to some owners for continuing to clean up things around the property. The grass, trees, shrubs, and other plants are looking a little greener, as well, now that we are 5+ months after hurricane Milton.**

- **Workers were here earlier this week to repair the site lighting; they did get a few additional lights working, but many more still stand dark 24/7. I'll find out about the status of those repairs at this Friday's meeting or before.**

- **We still have a few roof leaks due to the deteriorated coping; reportedly, the leaks are NOT from the new roofs installed in 2023. The coping is on a completely different part of the structure up top. This issue will be a priority at Friday's meeting.**

- **Many owners are repairing or re-modeling their units; consequently, Bay Village is a construction site at times. There will continue to be dust, dirt, water, and debris periodically. Clyde Johnson guys have removed some of their unused materials and one of the huge dumpsters, but they still have more to get off the property and out from under the buildings.**

- **Our management has no direct link to owners' condo insurance agents or carriers; so, be sure to communicate with your agent about any documentation he/she may need from management to help you save on premiums. It may be worth your time.**

- **The next BOD meeting is this coming Friday the 21st at 10 a.m. EDT.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Sunday, March 2, 2025 – Finally had some time to create an update today:

- **A link to the recorded February 26, 2025 BOD meeting now appears on the Bulletins Page of this website.**

Here are some takeaways from the above-mentioned Board Meeting:

- **No updates from Rick Dearing as he was not on the Zoom conference.**

- **Regular finances are on par for now with what is budgeted; the rebuild budgeting is still in a state of flux until all insurance claims are closed. The full funding for structural reserves will not go into effect until 2026, and Treasurer Chris Nickele will update us over the next few months on what that will mean for us.**

- **Lengthy discussions occurred regarding the engineer's report and impending building repairs, particularly the lanais. Management will obtain proposals for work to be completed. SMC, the Board, and owners seemed to agree that our building repairs should not need to go into any major demo or reconstruction for the majority of areas. As of now, the only specific repairs we are certain of are the two staircases, one in building 5 and one in building 7, that need work.**

- **Elevator work is still scheduled to begin later in March, requiring a number of steps. Most likely, elevators will not be operational until late April or May. No promises, though.**

- **As reported in the last update, John Zych has "Guest Passes" for deep discounts on purchases of appliances. See the Feb 17th update for details. John asks that you include Bay Village in your email subject line so he knows it's not spam or other nonsense. Again, thank you, John!!!**

- **Pool access through Roger's maintenance area is now locked when Roger is not on site. Entrance to the pool during evening and weekends is via FOB use only.**

- **Management has scheduled a meeting with Ali Poole, our association insurance rep, to explore any and all options we have for our upcoming insurance renewal the end of May and beyond. TJ, Dave M, Marilynne Madigan, Jackie Olson, Janet Middleton, and maybe Jessica Bauer (SMC Office) plan to attend on March 4. That group will report details at the next BOD meeting.**

- **The next BOD meeting is scheduled for March 21 at 10 a.m. EDT.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, February 17, 2025 – The first item below is a new update as I just made it back to Ohio after a number of weeks at BV renting in a different building. I will copy and paste the brief updates I made while I was in Florida and post them by date below the new update; doing so will keep all of my Ian recovery on the same document and in reverse chronological order as I have done for 25 months.

Monday, February 17, 2025 – Here are a few reminders and some observations I made while on site at Bay Village from December 29 thru February 15:

- **Here is a HUGE item that may help a number of owners: One of our newer owners works for a supplier for Whirlpool. He has obtained 100 "Guest Passes" for anyone in our complex who may need appliances after being hit by Ian. These passes provide employee purchasing power at deep discounts, even with free delivery to any unit at our complex! The discounts are on brands**

like Whirlpool, Maytag, KitchenAid, and Amana. Please email John Zych (unit 234) at this email address to obtain details and a "pass": john_zych@att.net. Thank You, JOHN!!!

- **Thanks to *many* individuals, a good amount of progress has occurred at BV. Specifically, Craig M, Tom F, Ted K, and Roger did lots cleanup and lots of raking, trimming, and mulching. Others probably have done things, as well. Much, much more to go, but the grounds are looking better. Thanks, folks!**

- **Although there are, and will be, contractors working in units and making messes, the hallways and stairwells are mostly clean and free of building materials. Depending on what kind of work is going on, though, there are times when things get dusty, dirty and wet. During the work hours, there can be a good bit of noise, too.**

- **Pool FOBS are in good working order; see Roger for details about replacing yours if it has been lost.**

- **I had to ask two different renters/guests to leave the pool well after dark, and both of them told me they had no idea *(whether they really did or not)* that we were not allowed to swim at night. They apologized. Please be sure your renters/guests know that pool hours are from dawn to dusk.**

- **ALL renters or guests, including relatives, are to be registered with management if you are not staying on site at BV. Registration documents are available on the Owners' Page of this website; completed forms go to Amys@smc-cam.com.**

- **Be sure to keep your cars locked and your units locked. Also, secure bikes and kayaks, and don't leave anything lying about, especially after dark. More and more workers are coming and going, so it is difficult to determine who is there legitimately and**

who may be looking for an easy mark. Over the past months, items have come up missing and we want to eliminate thefts if we can.

- **Site lighting around the complex is still not working. Getting those workers on site has been difficult. We will learn more about this and other apparent delays at our BOD meeting next week.**

- **Elevators are not working, and they probably will not be working until some time in April AT BEST.**

- **Lanai work, insurance proceeds, building repair and painting, and a number of other items will be on next week's meeting agenda, as I have nothing to update on those things at this time.**

- **Some things never get old at Bay Village, like the beautiful sunrises and sunsets, the absolutely gorgeous weather most days, that beautiful, relaxing pool, the fun playing tennis or pickleball, the unique views of our property from a kayak on the lagoon or back bay, small gatherings of friends for social time, a walk on the beach, and the many good folks who own, rent, or visit at our place. Just my thoughts!**

*** Although I know I will think of additional details later, this is what I have come up with this evening. If I learn anything startling, I will get it on here asap. Next BOD Meeting – Wed., Feb 26 at 11 a.m.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

February 2, 2025 – Using the Franks' computer to add a little update to the website this afternoon! The items below are from my notes at the Annual Meeting:

- **There was not much in terms of updates from directors**

since our regular Zoom meetings update things each few weeks. Some things to note, however, included the following:

- The pool is officially open and a few umbrellas are in place. Those umbrellas were donated by management to be used until we obtain larger, more appropriate ones later. No sauna yet, but restrooms are excellent and they even have hot water now!

- The website has been used constantly over the past (two) year(s) by owners, as all of us had been waiting and waiting for occupancy and other information. Over 2000 hits per month for most of last year was not unusual, but now that owners have been on site and many are occupying their units, the website hits are down to around 1000 per month. It's still a good tool for owners to obtain information.

- Owners are now beginning to rent; with that being said, please be sure to register your renters through management via Amy Stevens at Amys@smc-cam.com.

- Chris Nickele gave a thorough update about finances, with the most important thing being we have had $12.65M in income from insurance and assessments, and $12.10M in expenses since Hurricane Ian. Also, we are still asking insurance for approximately $4M for HVAC and Window claims. Additional expenses for repairs are still unknown and will be reported as we learn what they are. Chris did not want to make any prediction about any future special assessments until we receive insurance monies.

- **Some owners input included comments about fixing up landscaping, painting buildings, replacement or repair of storage doors, using full electronic communications to save costs, and additional security measures throughout the complex. In addition, after being quizzed, management explained that our structural reports do not indicate that we go into Phase II of repair work; thus, the total expense to complete work on the buildings will not go to the next level. The cost to complete those repairs is still unknown, but management is working to acquire those details.**

- **Owners voted the following: Do not fully fund regular reserves; permit the board to temporarily utilize available reserves "to augment cash flows" as needed.**

- **Board elections were not necessary, as one candidate pulled his name out some days before the meeting. However, Chris Nickele and Dave Wellington, who submitted proper applications, were automatically placed on the board for two more years, and with Dave Miller and TJ Grunwald serving the second year of their terms, those 4 members appointed Rick Dombroski to complete the 5-member roster. Board members then elected TJ as president, Rick as vice president, Chris as treasurer, Dave M. as secretary, and Dave W. as director.**

- **The next BOD meeting will be on WEDNESDAY, FEBRUARY 26 at 11 a.m. ET.**

Again – since I am away from my home office, I am not certain when I will get another update created. Check back later to see if anything important gets communicated.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Saturday, January 18, 2025 - Here is an attempt to create a synopsis of Thursday's BOD Meeting:

- **Rick Dearing still has no resolution for our HVAC and Window/Slider insurance claims. We are all looking for a resolution asap!**
- **Gary Beck stated that the following work will begin now or very soon:**
  *** Taylor Electric to repair site lighting and pool lights**
  *** Coping Caps on the roof repair**
  *** Loose gutters secured to stop vibration during high winds**
  *** Sauna re-construction**

- **Old FOBs still work for pool entry. The pool is now officially open for use. If you have lost your old FOBs, please call Janet at SMC**
- **A number of mailbox locks still need replaced. Management is attending to those.**
- **Chris Nickele shared financial information, with nothing new to report in terms of any additional special assessments to date. Until insurance claims are settled and we learn about a few more details for costs of uninsured items, we have no determination of additional expenses. More to come on this front.**
- **Our liability insurance costs increased by approximately $4K.**
- **Please do not overfill dumpsters, and do not use dumpsters for disposal of appliances, furniture, or construction debris. Break down boxes to save dumpster space, and please use recycle bins as much as possible. If you have large items like furniture, old appliances, etc. that you want to discard, please**

see Roger to get the number for a special pickup at no cost. Items that could be re-used could be donated, and some thrift stores will pick up for you.

- **Contractors are NOT to use our dumpsters to dispose of construction materials or debris.**
- **Rental regulations will remain as is. The only way to change those regs is with a membership vote.**
- **Lanai repair work will begin soon. Management is on this situation currently with more information coming at our Annual Meeting on the 29th.**
- **When he returns to BV soon, TJ will be taking care of the gazebo that is not ours and the few pieces of white fencing that are remaining.**
- **Voting Packets should now be in your possession; if you cannot get yours back via postal service, please get completed ballots/proxies back to Cindy at the SMC offices as soon as possible. We need a quorum for the meeting so we don't have to re-schedule it.**
- **Just another reminder about Bay Village: The place is coming along, but it will be a construction zone for some months. Expect trucks, trailers, lifts, demo crews for units, re-building noises, dumpsters, etc.**

I'm pretty sure I covered most things, please advise if I neglected anything of substance. I am on D Wellington's computer system at BV, so I had to keep this posting separate from the others.

Dave Miller 614-353-0951 dmillertch@gmail.com

Saturday, December 28, 2024 – Just a quick update this morning:

- **Management mailed your condo fees coupons just before Christmas; if you use those to mail in your fees, don't fret about being late; however, be sure to mail them in asap. If you do not**

receive your coupons by Wednesday, January 1, you may go ahead and send in your fees to the SMC offices at 15751 San Carlos Blvd., Suite 8, Fort Myers, FL 33908. Make checks payable to Bay Village Condo and BE CERTAIN to include Bay Village and your unit number on your check, as SMC will be collecting for many complexes at the same time.

- **Our next BOD meeting is still scheduled for Wednesday, January 8 at 10 a.m. ET at the SMC offices. Bay Village Annual Membership Meeting will be on Wednesday, January 29 at 9 a.m. ET at the SMC offices.**

Today I am headed to Bay Village for a few weeks to tend to repairs in my own unit so I may not have much of an opportunity to update the website. I plan to be at the January 8th meeting in person.
HaPpY nEw yEaR 2025 to all!

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, December 18, 2024 – Takeaways from today's BOD Meeting:

- **Insurance negotiations are still ongoing through Rick Dearing.**

- **Management will eblast a request for all owners who had any water intrusion in any windows or sliders since Hurricane Ian to respond with details in an attempt to identify the extent of the problem.**

- **Price Electric has completed electrical follow-up work cited by D. Wellington on Buildings 1, 2, and 3; the other buildings should be done by the end of the week. There still could be some power outages in buildings 4-7 due to this work, but those outages should**

be a few hours at most.

- Starlight Company will be working on site lighting this Thursday and Friday. We could have all outdoor night lights working by the end of the week!

- Repair/Building work on lanais, stucco, painting, and any other building repairs have yet to be scheduled. Over the next few weeks, management will obtain separate quotes for each kind of work, with actual repairs to begin in late spring or early summer and continuing over the summer. (SIGH!)

- The Board voted to have CJ complete the roof coping work that was not included in the initial roof replacement. Doing so will retain the roof warranty since the same company will have completed everything.

- Elevator refurbishing is still weeks out. No elevators for at least 4 months. More on this at the January 8, 2025 BOD meeting.

- Management reminded owners <u>not</u> to deposit furniture or appliances in the trash dumpsters. Contact Waste Management at 239-334-1224 to arrange for pick up. ALSO, any construction debris, such as vanities, cabinets, tile, old sinks, etc., must be disposed of by the contractors. <u>Bay Village dumpsters are not to be used for construction debris.</u>

- The Board voted to adopt the 2025 budget with no changes from the one proposed in November. Quarterly fees will be $2,750. See the complete proposed budget on the Bulletins Page of this website.

- The next regular BOD meeting is Wednesday, January 8 at 10 a.m. ET. The Bay Village Annual General Meeting is Wednesday,

January 29 at 9 a.m. ET.

There was probably more, but my notes are a little sketchy. Let me know by Thursday evening if I missed anything of substance and I will add it. Going to be off-line for a few days after that.

Merry Christmas Happy Hanukkah

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, December 11, 2024 – SMC eblasted the revised rental registration documents to all owners with email on record. I have also placed the new copies on our Owners' Page in place of the documents we used pre-Ian. Be sure to register ANYONE who occupies your unit when an owner is not present.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Saturday, December 7, 2024 – Thanks to TJ's and Roger's persistence, the U.S. Mail situation is finalized: All mail is being delivered to Bay Village according to three different sources. See Roger for your keys.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, December 6, 2024 – Just a couple of items this morning:

- **New rental forms are still not ready, but I have been pushing all week to get those ready for owners to use for guests or renters. It won't be today as I had wanted, but those docs will be ready soon, as I am keeping on this until it is done.**

- **A few owners have installed new flooring throughout the living**

room and/or lanai areas recently. Management and the Board have stated that this should not be done due to possible repair work on lanais and even farther back into the living area. It is entirely possible that sliders and a good bit of flooring will need to be removed for lanai repairs to be done in a number of units. Flooring replacement will be the owner's responsibility. Many of us are "on hold" with new flooring and/or new slider replacement until that work gets done. At our next meeting on the 18th, management will have an update on when that work will commence.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Thursday, November 28, 2024 **Happy Thanksgiving!**

- **The BOD meeting previously scheduled for December 6 has been cancelled. The meeting set for December 18 at 10 a.m. ET will be sufficient for the month.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, November 22, 2024 – Today's update will be my synopsis of the most important items from Tuesday's BOD Meeting. As usual, if I miss anything of major importance, please let me know.

- **Rick Dearing's insurance update was encouraging, but he still had no resolution for our claims for HVAC and the windows and sliders. When he gets any specifics and shares with us, I will post it here immediately. This whole thing is not simple, but we stand to receive substantial monies when it finally comes to a close.**

- **Hurricane Milton storm surge damaged our elevator cabs; we do not have a determination as to the degree of damage, but it was**

bad. SMC has already filed an insurance claim to get the process started so we can get those fixed. It will be many weeks before we will have elevators, so be forewarned.

- **The balconies (lanais) at Bay Village are not in great shape; we will only know the extent of deterioration for each one when repair work gets underway. Knowing that, the Board and management have determined that all lanai flooring and slider replacements will be on hold until the repairs are made. This, regrettably, includes not approving new flooring in the main living area of each unit, as damage may go that deep in the units. This, like the elevator repair, will take many weeks to accomplish.**

- **Renting of units was approved by the board. Owners are reminded that two weeks prior to their arrival, all renters or guests must be registered with management, and a "hold harmless" agreement must be filed with management, as well. I will upload that new agreement as soon as Janet gets it to me. As discussed in the meeting, we need this extra document because Bay Village will continue to be an active work area for months and all parties need to be made aware of limited amenities and possible risks. Just like before Ian, <u>it is the owners' responsibility to make certain all paperwork is completed and submitted at least two weeks BEFORE renters or guests arrive.</u> Simple forms are available here on the Owners Page. If the owner is occupying the unit and has guests, no registration is required.**

- **Treasurer Chris Nickele presented a detailed explanation of the proposed 2025 budget, including information regarding the state's requirement that we fully fund structural reserves starting with the 2026 calendar year. The proposed budget was accepted by the board and will be finalized at the planned December 6 BOD meeting. Due to a number of anticipated cost increases and additional repairs, our quarterly fees will increase to $2750 if that**

budget gets approved on December 6. See the Bulletins Page for specifics on the proposed 2025 budget.

- **Also, according to information I received as I was driving to Ohio, the mail is now being delivered to Bay Village. Please see Roger on site for the keys to your mailbox and for additional information.**

- **The next two board meetings are scheduled for December 6 (to approve 2025 budget) and December 18 (regularly scheduled meeting), both at 10 a.m. ET.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Thursday, November 21, 2024 – I am now back in Ohio after almost two weeks at Bay Village. Sorry it's been so long for an update, but here goes.

I have posted on the Bulletins Page the proposed 2025 budget, the SIRS Report, and the Balcony (lanai) reports that we have received lately. Tomorrow or Saturday I will post my synopsis of Tuesday's BOD meeting for everyone to peruse.

So glad to see a number of neighbors and friends this past two weeks, and I look forward to seeing many others when I return in just a few weeks,

More later - -

~ Dave Miller 614-353-0951 dmillertch@ gmail.com

Wednesday, November 6, 2024 – **YES! We have full occupancy for owners only in all buildings!**

- **Thanks to TJ for going to the town offices this morning to get the official documentation for full occupancy.**

I'll be off line now for a number of days. Catch everyone later - -

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Monday, October 28, 2024 – **Finally! Some really good news since our latest BOD meeting:**

- **On Tuesday the 22nd the FMB Fire Marshal inspected the fire safety systems in buildings 3-7, and WE PASSED!! There are still a few Exit signs destroyed by the beast Milton that need replaced; they are on order and should be delivered any day. Occupancy will be delayed until those signs are installed. David Wellington is currently in Florida and he will help Roger get that done.**

- **On a not-so-positive note, after preliminary inspection, there was additional elevator damage created by Milton; we will not know the extent of that damage until the elevator company can get there to thoroughly investigate. Please note that elevators will not be operational until early 2025.**

- **As of now, the board has determined that no rentals will be approved until Clyde Johnson gets additional repairs completed and BV is a safer place. More information about this will follow.**

- **Roberta "Robbie" McCandless passed away last week; her obituary is on the Owners' Page. Condolences to John (Building 1) and family.**

It seems every time we get close to a full opening, there are delays! As one owner said in a text, "This whole thing is getting old."

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Thursday, October 17, 2024 – **Some takeaways from today's BOD Meeting:**

- **Bay Village dodged a bullet with Hurricane Milton. The only major area of concern is the elevators. We will not learn of any possible damages until the elevators are worked on later. Building 1 roof received some minor damage to one area of coping; Gary Beck and crew are attending to it.**

- **All fire safety systems were reported in good working order; all we need now is for the fire marshal to inspect and Bay Village will be totally opened for occupancy.**

- **Operating expenses are running as expected, but our long-term capital needs are still uncertain. Until we receive the SIRS report and learn of a few other details, Chris Nickele states that budgeting for 2025 is unknown. Janet, Rod, Chris, and others will be exploring our situation as soon as we get the information to use for the calculations. Regardless, the proposed 2025 budget will be created and shared around December 1.**

- **Owners were reminded to keep a/c condensation lines cleared by pouring bleach or vinegar into the line periodically at the front of the air handler. Also, the furnace filter needs to be cleaned frequently to keep the systems operating properly.**

- **Rick Dearing did not attend the meeting; therefore, we received no report concerning additional insurance settlements. Good grief!**

- **Gary stated that a number of the "punch out" items are still not completed. Some owners reported work that needed done in their units.**

- **The two recent hurricanes put a halt to our progress for a number of days, but now things should get back into action.**

As soon as I get any word of additional progress, I will post it here.

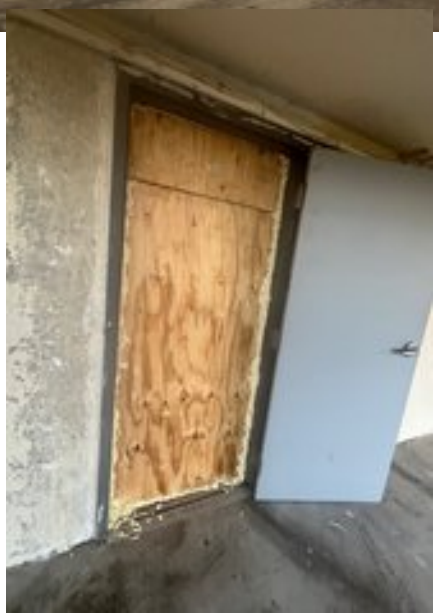
~ Dave Miller 614-353-0951 dmillertch@gmail.com

Saturday, October 12, 2024 – A number of positives to report this morning:

- **As of late last night, FMB is now totally open! No restrictions for anyone wanting to access the island. No re-entry passes are needed.**

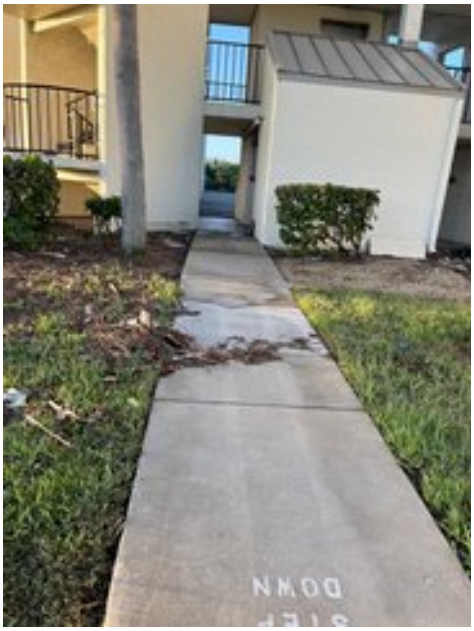
- **Most of the island now has power, including Bay Village as I reported last night around 9 p.m.**

- **Photos provided by TJ last evening *finally* transferred from my phone to email at 8:30 this morning; here are a few of them:**



- **The bottom left photo above shows one of the boarded up and sealed meter rooms; Roger and Gary did this to protect against possible storm surge. The bottom right photo shows an example of the debris that was washed in by the surge; surge did not reach the storage units in this building and most of the others.**

- **Below: Left photo shows the debris line under building 7; the photo on the right shows the debris line between buildings 3 and 4.**



- **Folks: We dodged a bullet at Bay Village and basically at all of Fort Myers Beach. Publix is now open and other businesses are open or will open by Monday or Tuesday.**

- **I checked my FPL account this morning, and from all indications my a/c kicked on immediately after power was restored around 9 p.m., and it ran at least a couple more times before midnight. So far, so good! I'll update more on this later.**

- **Over the next few days, roofs and all units will be thoroughly**

checked for any damages left by the beast Milton. No one has reported any problems as of yet, but if you or your watch person discover any issues, please let me know.

That's all for this morning. Catch you later if I get any startling news or learn of any important information!

~ Dave Miller dmillertch@gmail.com **614-353-0951**

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- **TJ recommends that you go to your FPL on-line account or app and report an outage; you can monitor their timetable for restoration that way.**

- **Water has been turned back on, but we are under a mandatory boil alert. When you return even weeks from now, don't drink the water until you flush all lines for a good while.**

- **The only people allowed on the island are residents with a re-entry pass. As of yesterday, those owners/residents without passes could identify themselves and pick up a pass in the Target parking lot on San Carlos; FMB should still have people there today, but you must have some way to prove that you are an owner at FMB. Your Florida driver's license or a copy of any bill or notice with your name should suffice.**

- **Elevator and electrical rooms were boarded and sealed; no water should have made it into those; the pool pump room was not flooded at all, and the pool is still just fine. The water might have gotten as high as a couple of inches in some storage areas, but in many cases, it didn't even get that high according to TJ's eyewitness report.**

- **Finally this morning, until we get power and until FMB allows Roger and others to get on the island, we will not know exactly where we stand. Roger, Gary, and others will be checking each unit and all buildings as soon as they receive permission to be there. Bay Village escaped any catastrophic damage this time around, regardless!**

I will report more details as I get them and try to share some of TJ's photos when I get a chance later today or tomorrow.

~ Dave Miller dmillertch@gmail.com 614-353-0951

Thursday, October 10, 2024 – First news from Bay Village after Milton passed through:

- **According to TJ Grunwald on site early this morning, Bay Village received storm surge, but it was *not catastrophic*! The picture below that he sent a few minutes ago tells how high the water made it. It is only 6 inches up on the back of his storage unit. This means BV received approximately 8.5 of surge - - about the max we could get before any major issues.**

- **TJ stated that the water DID NOT make it to the electric panels and switch gear! Initially, this is awesome news.**

- **The pool, restrooms, and pool heaters all look good; just some debris on the deck.**

- **Until there are additional inspections and updates, we will not know about elevators or any other damages. When I find out, I will post here, as usual.**

I will update additional info later today, but this news is encouraging, to say the least. Thanks to TJ for the great communication!

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, October 7, 2024 – HURRICANE MILTON UPDATE!

- **Milton has developed into a major, major hurricane, with potentially catastrophic damages for many areas in Florida.**

- **FMB has issued a mandatory evacuation order for the island by TODAY at 3 p.m. The town will implement the Hurricane Re-Entry Pass Program after the storm passes. As you probably already know, the eye of the storm is now predicted to hit later in the day on Wednesday in the Tampa area.**

- **This storm will undoubtedly wreak havoc up and down the Florida gulf coast. Although we don't wish anything bad on those around Tampa, our hope for Bay Village is that Milton goes more north so the storm surge will be less at FMB!**

- **Bay Village is as ready as possible for this storm. We should learn any effects very soon after the storm, as there are a number of folks who will return to the island to let us know how we fared. I will report news here asap.**

- **I don't anticipate additional updates here until after the storm passes unless I get some critical information; continue to monitor your news/weather sources for details and updates as we get closer to the event.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Saturday, October 5, 2024 – Just a quick update this morning . . .

- **Yesterday Roger told me that when the witch Helene passed by last week, she dropped less than 2 inches of rain on Bay Village. After inspection of units he observed no water intrusion.**

- **The fire safety company was at BV this past week, and according to reports, all equipment was tested and is now ready for inspection by the city. After that, we will open all buildings! No date for that inspection has been determined.**

- **Management and the board have determined to wait to clean up debris left by Helene until the next weather event is over. It is coming in a couple of days with a good amount of rain predicted. There are conflicting reports concerning the severity of the storm, but all eyes are on it. Check your own weather reports for any further details. At this point, there is no indication of a major hurricane, but I will update any specifics as we get a little more information. We are all on guard these days, for sure.**

- **We still do not have the SIRS report from DeStefano engineering;**

as soon as I get it, I will post it here. As usual, hang tight and pray for the best.

More news as I get it - - -

~ Dave Miller dmillertch@gmail.com **614-353-0951**

Friday Afternoon, Sept. 27, 2024 – Here is an update this afternoon:

- **We received emails from Janet confirming that, except for some debris, Bay Village probably suffered very little, if any, damage from Helene. There were no power outages in buildings 1 and 2, other buildings had power out for at least a while, and the pool/maintenance area still had no power at last check. When power is restored, the pool pumps will be monitored for any damage, but there was no report of water intrusion there or anywhere else.**

- **According to all information and all photos (see below), surge made it onto the property, but since our property is built up a little higher than most, it did not reach our transformers or our buildings. Whew!!!**

- **It took Roger 2.5 hours to get onto the island this morning due to water and debris in the streets. Thank goodness he made it before the bridge was closed for security purposes.**

- **Roger is checking units for any water leaks from the roofs, windows, or sliders. I will share any issues as soon as I learn of any.**

- **Thanks to Roger for the photos and the eye-witness information!**

More later as soon as I learn anything.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, September 27, 2024 – **All seems good at Bay Village after Hurricane Helene passed through yesterday. According to a few initial reports, power stayed on throughout, and the storm surge waters did not reach any of our buildings. The Big Bend area and Tallahassee were hit hard.**

More later - -

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Saturday, September 21, 2024 – **As I indicated Wednesday, I am sharing some of the good and some of the not-so-good that I observed from my few days at FMB and Bay Village over the 8 days I was in S-W Florida:**

- ***Positives*:**
  - **The beach is BEAUTIFUL and it will be even better after all of the re-nourishment is complete.**
  - **A number of businesses are open on Estero Island and more are being rebuilt. South of the library, the Island's Pancake House, Publix, Junkanoo Below Deck and Fresh Catch Bistro (both behind Publix), CVS, and 7-Eleven across from Santini Plaza are all open!**
  - **A few condo complexes at FMB are open or partially open.**
  - **The grounds at BV are looking good, with lots of green grass, flowering shrubs, and recovering trees. Roger has done a great job keeping the new plants at the entry watered and looking good.**
  - **New grills are on site, some picnic tables are in place, pool bathrooms are VERY nice, the pool is looking great, and all fire safety lighting and equipment are updated and looking good.**

The newly paved blacktop looks good, with only a few marred or damaged spots.

- **Every day I was on site, workers were coming and going, working on finishing drywall, completing additional rooftop sealing, working on electrical items for elevators and safety systems, and more.**
- **Numerous contractors were on site, as well, either working on the interiors of units or entering units to determine estimates and quotes for work yet to be done for owners who have arranged for those visits.**
- **Buildings 1 and 2 have a few owners in residence! Yahoo! Some of those residents have taken it upon themselves to clean the walkways and parking areas. Those buildings are looking pretty good thanks to those folks.**

- ***Stark Realities*:**
  - **Although a number of businesses are open as mentioned above, there is nothing open at Santini Plaza. Without the Outrigger and the Wyndham there anymore, that means no restaurants or night spots south of Publix. At night it is like a ghost town.**
  - **Only a handful of condo complexes are open on the entire island, and many will not open until mid-to-late 2025. A few have been totally torn down.**
  - **At Bay Village, the buildings, landscaping, and courts still need lots more attention. (Management and the Board are aware of many issues that need attention, but until we receive the SIRS report, all building repairs are on hold to determine everything.)**
  - **Many BV condo unit interiors in every building will be under construction from this point forward; be aware that Bay Village will be an active work area for months and months.**
  - **Our grounds at Bay Village will need lots of attention over the next months and years to get back to the way things were looking before the Ian monster hit.**

- **Our sauna, tennis/pickleball court, and shuffleboard courts will probably not be re-done until well into 2025.**
- **Roger has done a yeoman's job during this entire ordeal, but his efforts have taken a toll on him. He seems to be getting around pretty well physically and he is putting up a good front, but listening to all the negatives, dealing with sub-standard work and incompetent workers, and having the recovery take so long has been mentally taxing for him. He would not admit that, but I know it's reality! He needs our compliments and our support!**
- **Finally, Bay Village will never be the same; we will have better infrastructure, better facilities, and many upgraded units, but we have lost, and will lose, a number of owners who have been fixtures at our place for decades. That doesn't mean Bay Village will be better or worse; it simply means it will be different.**

I wanted to do this summary especially for folks who have yet to be back to FMB and for those who have not been back for quite some time. I hope this helps at least a little.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Thursday, September 19, 2024 – My takeaways from today's BOD meeting are as follows:

- **Pool FOB equipment and related electronics are in the works; our old FOBs may still work, and we may have wifi at the pool for all to use. This is all to be determined.**

- **The SIRS report is still being created by the engineers; this will provide us with guidelines toward our immediate scope of building work and our requirements to comply with the state-**

mandated reserve funding.

- **TJ reported that FPL completed the wiring of the elevators on Sept. 16. Fire alarms are 90% complete. Fire safety completion and final testing are scheduled for the week of September 23.**

- **Rick Dearing shared that insurance negotiations are ongoing. They have continued to drag out, but he said this is how these things go. We should remain patient, as trying to push this through quicker could result in a poor outcome.**

- **Management and the Board emphasized that installation of new sliders will be delayed until the SIRS report is complete and we know if structural work will be needed on any of the lanais.**

- **Mailboxes are not yet operational, as the Post Office folks have yet to finalize the numbering to coordinate with unit numbers. TJ communicated with the postmaster who said he will have people on the island over the next few days finalizing the work on the mailboxes.**

- **All contractors working at Bay Village are required to be licensed and insured; owners and contractors must submit proper paperwork to SMC in order to get permits from the town. The forms have been emailed to owners and they are also available on the Owners Page of this website.**

- **If FPL and the fire safety people do what they have stated, the opening for building 3, 4, 5, 6, and 7 for occupancy is imminent.**

As usual, as soon as I learn anything new, I will post it here.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, September 18, 2024 – **Just made it back to Ohio late this afternoon. Here are a couple of items to mention before tomorrow's BOD meeting at 10 a.m. EDT:**

- **Cindy at the SMC office sent out an eblast about the engineer, Roger, and a couple of others checking out the conditions of all lanais. If you have any type of electronic surveillance equipment in your unit, you have noticed today or will notice someone in your unit either tomorrow or Friday checking things out. It's another part of the major report required by the state legislature. That's another reason people have been asked to hold off replacing outside sliders, just in case some of the lanias need repair first! If your request from SMC to get the OK to replace your slider has been delayed, that's the reason.**

- **FPL workers were on site almost every day I was there, and tomorrow TJ will share what has been completed.**

- **I will have more to share about my trip to Bay Village over the last week plus in a couple of days after I review my notes and create the post. I have a number of good items to share and some stark realities, as well.**

- **The BOD meeting tomorrow begins at 10 a.m. on ZOOM. "See" you there.**

Dave Miller 614-353-0951 dmillertch@gmail.com

Sunday, September 8, 2024 – **Heading to FMB and Bay Village this morning. It may be a few days until the next update unless I can access a computer while I am there.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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- **As requested by management, Cindy at SMC sent out a notice to all owners to be sure to complete and submit all necessary documents before doing any major construction or upgrades to the inside of units. All documents have been on our Owners Page of this website since before Ian hit, but the information was sent out as a reminder for all of us to follow the procedures.**

Wish I had more exciting news, but I am sharing what I have learned over the past few days.

~ DAVE MILLER 614-353-0951 dmillertch@gmail.com

Wednesday, August 28, 2024 – YES, IT'S BEEN EXACTLY 23 MONTHS since the Ian Monster hit FMB and Bay Village. When we were warned it would take 2 years or more to recover/rebuild, I thought we would be back in much sooner. But here we are, only one month away from that 2-year anniversary. *Sigh!*

Here are today's updates that I am aware of:

- **All four elevators passed city inspection last week. Yahoo! As of last notice, we are waiting on FPL to energize them.**

- **The four new gas grills were delivered this morning.**

- **Contractor fencing is now gone; Renate shared the following pic from this morning:**

- **Next BOD Meeting is Thursday, September 19 at 10 a.m. EDT.**

No other news as of now, but I will be checking daily for any activity to report.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Thursday, August 22, 2024 – Here are my updates for today:

- **TJ communicated that the FMB Postmaster has created a work order to finalize the master locks for our mailboxes and locks for the new parcel boxes. It seems that EVERYTHING is a process! Thanks, TJ.**

- **New gas grills and a much-needed power washer have been secured on sale from Ace Hardware.**

- **Roger finished refurbishing the pool restroom doors, and he now has them installed! He even attached screens on the inside to help keep out the no-see-ums This makes things look much more normal at the BV cabana! Pictures compliments of Renate H.**

- **My planned trip to FMB and Bay Village has been postponed due to some conflicts that have arisen; I still plan to head south toward the end of the first week of September.**

- **Our next BOD meeting is scheduled for Thursday, September 19 at 10 a.m. EDT.**

As usual, more updates as I get them! ~ Dave Miller 614-353-0951
dmillertch@gmail.com

Thursday, August 15, 2024 – My takeaways from todays's BOD

meeting:

- **The progress toward opening all remaining buildings has been slow, but a number of items have been addressed and accomplished over the past few weeks. Those include completion of pool restroom renovations, full power completed at buildings 5, 6, 7, punchout items identified for buildings 1-4, many of those punchout items completed, fire safety systems fully installed in all buildings, and the De Stefano SIRS inspection completed to comply with Florida mandates.**

- **The only two items needed to allow all buildings to open are the inspection of fire safety systems and the issuance of the certificate of occupancy. Justin with the Clyde Johnson contractors is following up on these last things. TJ is *thinking and hoping* the certificate of occupancy will be issued no later than the end of August – but there are no guarantees. As soon as it occurs, we will post it here.**

- **Elevator rooms need inspection; after that, the feeder wires will be run and the elevators will be in operation. There is no timetable for this, but we will monitor closely and inform everyone here as things progress.**

- **The Board voted to hire Mr. Bill Baird, a highly-regarded owner representative, to monitor our costs and expenditures. Here is why we did this: "to verify that CJ's charges are legitimate, but we also want to make sure that their subcontractors and suppliers are being paid what they are due." This will ascertain that Bay Village will not over pay CJ and that all sub contractors get paid so BV doesn't end up paying double for services.**

- **Our P.A. Rick Dearing reported that the additional claims for flood and wind are still pending; the negotiations, however, have**

moved to his superiors. He stated that our claims for storage doors and mailboxes with the flood insurance may not generate great proceeds, but the amount for the HVAC and window/slider wind claims could be substantial; he cautioned, though, that we should not plan on ALL older windows and sliders being covered.

- **Roger now has the keys for the new mailboxes. BV will begin receiving mail as soon as the mailman and the postmaster coordinate with Roger.**

A number of other things were brought up and discussed, but I am pretty sure I captured the critical items people have been concerned/wondering about. If I missed anything major, please advise.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Thursday, August 15, 2024 – Here are a couple of updates this morning before our BOD meeting at 10 a.m. EDT.

- **I have placed on the Bulletins Page a "Rebuild Status Tracker" that TJ has created. He compiled all of the projects onto one file so we can see what has been accomplished and the status of what still needs completed. Since the tracker is not from the general contractor, there are no anticipated completion dates for work yet to be done. We will ask about any projected dates at our meeting today.**

- **On Tuesday I received some photos of the pool restroom progress from Renate H. I thought you would like to see how that rebuild is coming along. She also included a photo of Roger working on one of the RR doors. Thanks, Renate.**

- **I will have additional updates after today's BOD meeting.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Sunday, August 11, 2024 – Just a few quick updates this morning as I will be away from my home office until Wednesday, Aug. 14:

- **Janet at SMC has shared that new vanities and sinks for the pool restrooms were purchased and picked up this past week and they should now be installed. The pool facilities should be open soon.**

- **SMC now has the keys for the new mailboxes; we will get information about mail delivery and key distribution at the BOD meeting this Thursday, if not before.**

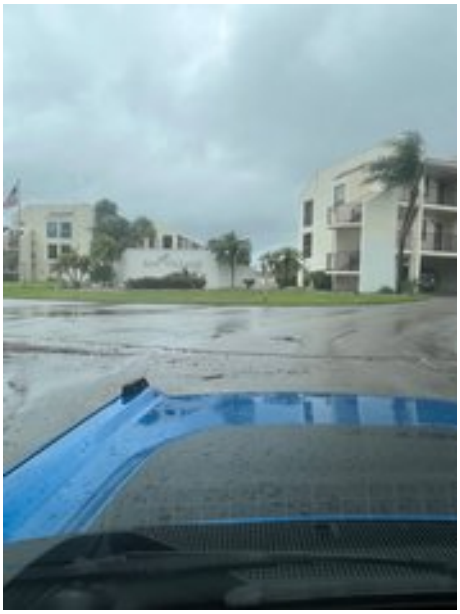
- **Updates for the final permanent power for the remaining buildings, for completion of fire safety systems in buildings 5, 6, and 7, and for final inspections will be given at the Thursday**

BOD meeting, as well. Also, we expect a number of additional updates from CJ and SMC.

- **There are many, many "loose ends" that CJ and others will need to address over the next few weeks as we get closer to a full opening of Bay Village. Before your Board and SMC sign off on everything, all known issues will be addressed. Thanks to all who have submitted details to Dave Wellington about items that need replaced, completed or fixed in any way.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, August 5, 2024 – After Tropical Storm Debby passed by S-W Florida on August 4, TJ took some photos to show that Bay Village was not harmed. The pond and street were flooded, but that was about the extent of it. Here are some photos:



- **A friend of mine took the picture below from Indian Bayou yesterday to show the fishing dock behind Buildings 5-6 under water about one foot –**

This was about the same level as last year when Hurricane Idalia passed by.

~ Dave Miller   614-353-0951   dmillertch@gmail.com

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Tuesday, July 30, 2024 – FPL is on site today as promised! Thanks to Renate H. for this photo:

Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, July 29, 2024 – Back in Ohio with only a couple of things to update this evening:

- **TJ sent me a couple of pics of the pool restroom drywall work:**

- **FPL and Price Electric are on the verge of completing the final stages of the electric work for Buildings 5, 6, and 7. Tomorrow, July 30, is the day they are scheduled to be back in full force to get the work done! Let's hope and pray for decent weather so they are not delayed!**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Thursday, July 18, 2024 – Here are my takeaways from this morning's BOD meeting:

- **Price Electric has run all new wiring to Buildings 5, 6, and 7; now those buildings will need finalized for FPL to energize the transformers to provide full, permanent power to those buildings. That total process should be completed within a couple of weeks.**

- **Elevator work will occur as soon as all buildings have full power. Indications are that the company is on standby and work will commence by early August after FPL completes their power restoration.**

- **Rick Dearing stated that good news is imminent concerning our HVAC and window/slider claims; he will meet with SMC, TJ, and Chris N today to explain some details, but the news is still a few days away. AS SOON AS I GET WORD ABOUT THE OUTCOME, I will post it here.**

- **Roof permits are all closed out; the company providing the warranty has still not made their inspections; CJ will report when that is completed.**

- **After multiple inspections by the exterminator and by Roger, at this time we have no termite infestations.**

- **Fire Alarm Systems: Only Building 5 and 6 need additional work on the alarm installations. Buildings 1 and 2 are totally done, but Building 3, 4, and 7 have yet to to be finalized by FPL. When there is any progress on this, I will post here.**

- **Pool facilities work is still in process; drywall is nearly complete.**

The pool heaters will be up and running as soon as Price and FPL complete all of the electrical.

- **SMC will distribute mailbox keys as soon as all arrangements are complete with USPS; Janet is working on this.**

- **Some plywood and stucco replacement in units has yet to be done. CJ is currently replacing the plywood inside the washer/dryer areas that were torn out. CJ will address the three units that require stucco replacement – units 131, 226, and 232.**

- **Reminder: If you haven't already, please email David Wellington with any issues you have had with Servpro or CJ during this entire ordeal.** dwellingtonjatc@gmail.com

- **Next BOD meeting is tentatively scheduled for Thursday, August 15, 2024.**

I will be off line until July 29, but if I learn of any major updates in the interim, I will do my best to get them on here for you. I look to have updates on July 29, regardless.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Tuesday, July 16, 2024 – There are some items to update at the meeting on Thursday morning, but nothing major to report before then.

- **Thursday's BOD meeting has been moved 1 hour due to a management scheduling conflict. Our meeting will begin at 10 a.m. EDT on Thursday, July 18.**

~ Dave Miller dmillertch@gmail.com 614-353-0951

Tuesday, July 9, 2024 –

FINALLY! Confirmation from Jake at CJ and board member TJ Grunwald:

Buildings 1 and 2 are officially opened for owners only to occupy. Here is what TJ has stated about the long-awaited opening:

"As of today, Clyde Johnson has released both of these buildings back to the unit owners. Mind you, this is still an active construction site, and there will still be ongoing work with the paint, stucco, waterproofing, down spouts, elevators, electrical, etc., on all 7 buildings still.

With that in mind, it will be for unit owner use only at this time."

! **When I get any additional information, I will load asap.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, July 5, 2024 – Just a couple of items to share this evening:

- **Price Electric has not pulled new feeder wires for the pool area, Building 5, or Building 7 as of yet. That work is slated for next week. They removed the old wires and pulled the new wires for Building 6 today. CJ has reported that major electrical work will continue over the next few work days on Buildings 5, 6, and 7. If you monitor your electric in any way in those buildings, expect some power outages that may last as much as a few days until all feeder wires are pulled through, switch gear installed and connected, work inspected by the city, and transformers energized by FPL.**

- **Also, please note that I placed a link for William (Bill) Healy's obituary on the Owners' Page of this website. Condolences to Joan and the entire Healy family.**

~ I will continue to update any progress I learn as quickly as possible after confirmation. **Dave Miller 614-353-0951** dmillertch@gmail.com

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Tuesday, July 2, 2024 – Some progress to report on this evening – All photos were provided by TJ Grunwald.

- **Stucco has been applied around all the new windows that were blown out.**

! **Roger has been completing the installation of mailboxes correctly: (Very nicely done, Roger!)**

! **Circle repairs are near completion on buildings 3 and 4.**

! **Price Electric installed the new switch gear on the panels at Building 6. I will find out about the power and gear at the pool and at Building 5 and report on it next time.**

! **Pool bathroom work has started; framing and insulation installed.**

! **FPL has confirmed they are now scheduled to be on site July 5, 8, and 9.**

! **We have received no report yet from Rick Dearing on the progress of the insurance claims**

! **Our next Board meeting is scheduled for July 18 at 9 a.m. EDT.**

~ Hope you had a wonderful Canada Day yesterday, and I hope everyone has a safe, enjoyable July 4th on Thursday!

Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, June 26, 2024 – A few items of note from our BOD meeting on June 20 and a little more to update this evening:

! **The Board finalized the $250 increase in our quarterly maintenance fees to be effective beginning July 1, 2024.**

! **Rick Dearing still has not finalized the wind or the flood claims; he stated that by this week (June 24-28) ". . .we will know where we are going to be" with the wind claim for HVAC and window/slider claims. We are all still waiting.**

! **Circle repairs on buildings 3 and 4 are nearly complete.**

! **A crew is re-framing some rotted wood around newly replaced windows and on some back walls that had leaks. Drywall work will then be completed in those units.**

! **The same re-framing crew will move on to the pool bathrooms and sauna to re-construct those.**

! **Pest control has been on site numerous times to inspect and treat for insects, termites and other bugs. Building 7 may need to be tented for termites.**

! **No confirmation by anyone for the long-anticipated Certificate of Occupancy (C.O.O.) for any building.**

! **FPL and Price Electric are scheduled to be on site July 2, July 9, and July 30 for continued work toward permanent power at the pool and maintenance areas and at buildings 5, 6, and 7.**

! **We were just informed today that the new HVAC systems have passed inspection. Some very good news!**

I know I have probably missed an item or two; please advise me and I will add onto my next update. ~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Sunday, June 16, 2024 – After nine days since my last update, I still have nothing of substance to share with you concerning progress toward completing our recovery or even obtaining occupancy for any buildings.

! **FPL was on site last week, but I have had no reports on what they accomplished.**

! **Updates this Thursday at our BOD meeting at 11 a.m. EDT should reveal items that I have no knowledge about.**

! **I will be out of the country beginning tomorrow, 6/17/24, through Tuesday, 6/25/24, and I will update this website soon afterwards. I am hoping to get onto Zoom for the meeting on Thursday even though I am away from my home office.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, June 7, 2024 – A few updates this evening:

! **Stucco finishing is underway at buildings 6 and 7 where there was damage from debris during the storm surge. TJ snapped some photos today - -**

! **Circle repairs are wrapping up on buildings 3-4. Picture taken today by TJ today - -**

! **Gutters on back and front of Buildings 7, 6, 5, and 3 are completely installed. Gutters on the back of 1 and 4 are installed; gutters on the back side of 2 and front side of 4 are almost complete. Gutters for front side of 1 and 2 are yet to begin. Crews were working today.**

! **The entire temporary fencing and gate at the Noddy Tern entrance are about to be removed, as CJ and other contractors' equipment and materials are no longer on the property. I will report the fence removal when I learn it is gone.**

! **As for occupancy - - still no word from CJ, FMB, or anyone. As I have stated all along, I will let you know when the long-anticipated opening occurs!**

! **Our next BOD meeting is scheduled for June 20 at 11 a.m.**

~ **Dave Miller 614-353-0951 dmillertch@gmail.com**

Friday, May 31, 2024 – As of this evening, I have no major updates since last week. After talking with Roger today, I learned that CJ has a number of "punch-out" items to complete in Buildings 1 and 2, and Price Electric has not been on site to get more work completed. The fire safety team still has some work to complete and check in Buildings 1, 2, and 3.

Wish I had some positives to report, but not this time.

~ **Dave Miller 614-353-0951** dmillertch@gmail.com

Thursday, May 23, 2024 – A few of the major takeaways from this morning's BOD meeting:

! **Our Board treasurer followed up the news about our insurance premium increase (See my May 17 update) with options to cover our financial shortfall over the next 12 months. The board voted to increase the quarterly fees by $250 starting July 1. A notice for that increase will be sent to all owners and the final confirmation**

will occur at the June 20th BOD meeting.

- Rick Dearing PA was not in attendance; therefore, we received no update about HVAC and window/slider claim results. He is supposed to update SMC and your Board on status. I will post that information as soon as I receive it.

- Occupancy for our first two buildings is still on hold. Jake Martinez stated that CJ Contractors are handling the application for our Certificate of Occupancy from the town of FMB. We are ALL looking forward to getting folks back into Bay Village ASAP.

- All buildings have been inspected for termites; the exterminator has determined that there are no current infestations.

- Crews have replaced all damaged fascia boards, and they have installed gutters on buildings throughout most of the complex – all except the back side of building 1, 2, and 3 that should be done no later than next week. Downspouts will not be installed until buildings get fully painted.

- Management was instructed to move ahead with a complete inspection by DeStefano Engineering of all buildings to determine the extent of repairs needed before painting is done. Completion of this inspection is mandatory before final work can be done and downspouts installed.

- Numerous non-occupancy-related items and projects were discussed and were either acted upon or delayed until later.

- Just found out the roofing permits for BV are Final!

- All mailboxes are installed except for the set at Building 7; that set should be delivered and installed within a couple of weeks. Mail

delivery to those boxes will begin as the buildings open.

! **The next BOD meeting is scheduled for Thursday, June 20, 2024 at 11 a.m. EDT.**

Pretty sure I covered the most important items; if I missed anything of substance, please let me know and I will update. ***HOPE YOU ENJOY YOUR MEMORIAL DAY WEEKEND.***

Dave Miller 614-353-0951 dmillertch@gmail.com

Tuesday, May 21, 2024 - Amendment: I removed the posting I had erroneously updated this morning. Here you go . . . .

! **Clyde Johnson now says that we have one more confirmation before we can officially open Buildings 1 and 2.**

! **Please accept my apologies for "jumping the gun," as I was under the impression that once the fire alarm systems in those two buildings passed inspection, we would be good to occupy. Give CJ, FMB, and the fire department a couple more days to sort out the final details.**

! **Fire inspection passed this morning, but we have to wait for occupancy until all paperwork is cleared through the city.**

- **If you wish to point fingers at this earlier miscommunication, blame me. We will get more details at our BOD meeting on Thursday morning at 9 a.m. Again, my apologies.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, May 17, 2024 – Here are a couple of updates:

- **SMC, Chris Nickele, and I met with the association insurance agency representatives yesterday via Zoom and we learned both good and bad news. Good news is we will have continued coverage throughout the next year; the bad news is the annual premium will be higher by approximately $105,000, which includes the premium financing costs.**
  - **We do not qualify to switch to lower-cost Citizens Insurance as of yet due to the current supplemental window and air conditioner claims that are still open and ongoing; we are forced to stay with our current carriers and "bite the bullet" for another year. State law requires carriers to continue coverage until all claims are settled; otherwise, we would have been without insurance altogether because no companies are accepting new FMB condos as clients!**
  - **Chris even asked if we could switch as soon as we qualify for Citizens, and the answer was "No." Citizens does not allow policy holders to switch "mid-stream" in a policy contract; and contracts, by law, are extended for a full year. (CRAP!!!)**
  - **Please hold any questions about this until our meeting on May 23rd, as SMC reps, Chris, and I will be happy to respond at that time.**

- **Building 4 drywall work has been underway for a few days and will continue for a few more. Last I was told, all other buildings**

have drywall completed.

! **The next BOD meeting is on Thursday, May 23 at 9 a.m. ET.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, May 15, 2024 – I have received a good amount of information the past couple of days, and there should be more to come this week. Here is what I have been told that has happened lately and what is now scheduled:

! **Building 5 was to receive temporary power again by today. Price Electric and FPL had shut off power to building 5 prematurely a few weeks ago and for some reason delayed installing the main cable from the transformer to the main disconnect. Building 5 will be next, however, to get permanent power; then 6 and 7 will follow. That will complete the main connections from the transformers for all buildings. When the main cables get installed for those three buildings, I will update here as each one gets completed. No dates have been provided.**

! **With all this electrical work being done, there will be a number of temporary power shut downs, especially when main power is connected at buildings 5, 6, and 7, and when each elevator gets energized.**

! **Fire Life Safety tested fire equipment yesterday, and the FMB fire department "official" walk through is scheduled for May 21. If we get their stamp of approval, at least buildings 1, 2, and 3 potentially will receive occupancy after that. Nothing is guaranteed at this point.**

! **Exterminator is checking for termites in building 7 upper units in**

particular, and treatment will be completed as necessary. The Board has requested that SMC have all buildings inspected for any new infestations.

! **Management, Chris Nickele, and I will be meeting in the next few days with Ali Poole, our association insurance agent, to determine our next steps for insurance coverage. Since our extention for coverages expires soon, we need to know our options to prevent any lapses. I will report details immediately after the meeting.**

! **Thanks to board member TJ Grunwald for communicating with me concerning many items over the past weeks and months and for moving things along as much as possible. Also, thanks to him for getting the unsightly, damaged fence between BV and the Catholic church removed!**

More later - - Dave Miller 614-353-0951 dmillertch@gmail.com

Tuesday, May 7, 2024 – This update is tardy based on my plan last week, but I now have some information to share:

! **Building 3 owners need to call FPL at 888-988-8249 to set up "new" accounts now that full power is on and new meters are connected.**

! **I just called FPL and confirmed that Building 4 owners DO NOT need to set up new accounts. If I get any conflicting information about this, I will update immediately.**

! **The Fire Department has yet to inspect Buildings 1 and 2; as soon as they give the okay, CJ and Management will inform us about occupancy for those two buildings. Hopefully, this week and I will post in HUGE red text on this update!**

! **Buildings 3 and 4 now have full power and all of those 32 units should have full, permanent power.**

! **Crews started hanging drywall in Building 4 yesterday.**

! **Other updates are pending as soon as I get confirmation. Thanks to everyone for your patience!**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, May 1, 2024 – (Clarification 5/2/24) Today's Update:

! **Building 3 now has full, permanent power. Individual new meters are scheduled to be set and connected this week. (There is no power to units until meters are connected.) – Here is a photo TJ sent last evening of building 3 all lit up.**

! **Building 4 scheduled to have permanent power as early as today.**

! **TJ and reps from Clyde Johnson and SMC are doing a "walk-through" today in Buildings 1 and 2 to prepare for occupancy. Look for a report on that very soon.**

! **We should have an update within a couple of days on the drywall work to be finished in building 4. A few water intrusion issues have delayed that work, but those issues may now be isolated and are being taken care of.**

I will post another update either Friday or Saturday with specifics on the above items.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, April 24, 2024 – After today's special membership meeting and regular board meeting, here are my takeaways:

! **At the membership meeting, the building paint color change at BV passed unanimously.**

! **Until we get our insurance claims finalized and until we know final costs to rebuild/repair some uninsured items, we will not know where we are with total "out-of-pocket" costs. Some uninsured items include tennis and shuffleboard courts, library rebuild, pool bathrooms, pool sauna, and landscaping.**

! **Occupancy for buildings 1 and 2 is still dependent upon fire alarm system inspection and a final walk-through with CJ, SMC rep., and a board member. Other buildings will follow after full permanent power is activated and other projects get finished. Getting buildings open for occupancy is priority #1; some projects**

that are not necessary for occupancy will not be completed for a number of weeks or even months.

! **Rick Dearing outlined a number of strategies he is using to negotiate with the insurance carriers to get coverage for compromised windows and sliders and to get proceeds for all of the HVAC costs. He may not get 100% for those things, but he is confident he will get a substantial amount. The coverage for the storage doors is still pending. Rick stated that we should know about most items by mid-May.**

! **Building 3 concrete pouring behind the storage areas is done. That completes the project. All 108 units now have concrete in those areas.**

! **Reminder: See my April 15 update below for details about sending your damage/repair issues to board member David Wellington.**

! **The building 3-4 elevator pit needs additional attention before the elevator can receive operating power. The entire pit will be dried out and sealed to prevent future water build up and stench.**

! **Termite damage in building 7 will be torn out and repaired; the exterminator will then treat as necessary.**

! **I erroneously reported at the meeting that I had loaded TJ's photo of the lit-up buildings 1 and 2. I thought I had done that – MY BAD. Here now is the photo.**

That's all from me this late afternoon. I will have additional updates as they are reported to me. Remember, my notes above are not the official minutes for the meeting.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Monday, April 22, 2024 – Important Update This Evening:

- **Buildings 1 and 2 now have full, permanent power! With that being reported by TJ today, it is time for all owners in JUST THOSE TWO BUILDINGS to call FPL to set up a new account. The number to call is 1-888-988-8249. TJ said it only takes about 5 minutes and there is a $9 activation fee.**

- **An additional note - - Having permanent power does not mean we have occupancy in those or any buildings. Getting the Fire Department to inspect the new fire alarm system and getting CJ to finalize any other "punch-out" items must also occur. We will get further updates on this and lots of other items Wednesday**

morning. Please hold all questions about any of this until the meeting.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Monday, April 22, 2024 **– Back at home after a busy few days helping with our daughter's little family: Lisa, Phil and 2-year-old Oscar welcomed Emma Celeste into the world on Wednesday morning; Oscar kept Grandma and me quite busy over the past 6 days.**

With that now behind us, here is a brief update this morning as we are only two days away from our special membership meeting and a regular board meeting:

- **If you have not returned your ballot for the vote concerning building paint colors, please email a scanned copy of that vote to Cindy at the office, or Fax the vote by tomorrow to make sure your vote counts.**

- **TJ worked most of the day on Thursday with Price Electric to get the main entrance lighting complete. This picture says it all:**

Thanks to TJ for his continued diligence in getting things accomplished at BV, and thanks again to Marilynne and Craig for replacing the lettering at our main entrance.

! **Lots of items will be updated at our Wednesday board meeting; I will complete a synopsis later that day to post here.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, April 15, 2024 - Board member David Wellington has volunteered to compile issues that have arisen since Hurricane Ian hit. Here is the notice he created and wanted me to post on the website. Please read carefully and respond as you see fit.

IMPORTANT NOTICE TO OWNERS

The Bay Village Board of Directors would like to ask the owners to help them identify issues that have occurred at Bay Village since the rebuild after Hurricane Ian struck. Examples would be for instance: None of the storage units in building 7 were cleaned or disinfected, drywall was

installed improperly and had to be re-done, the parking area sustained damage from the contractor's equipment or dumpsters, damages to property, thefts, etc.
It would be helpful if you could identify who you believe to be responsible for the issue (Clyde Johnson, the drywall sub-contractor, the electrical or HVAC contractor, etc.) as well as the approximate time period. After collecting information from individual owners, the Board will inventory and quantify all the issues and address them as best they can. Even if an issue has already been addressed, we want to capture the information as could be helpful when we sit down with Clyde Johnson to total up expenses and negotiate on who will incur certain costs.
If you have issues to share with the Board please email them to dwellingtonjatc@gmail.com**. When emailing an issue to the Board please state name, unit number and date of when you became aware of the issue. Information will only be shared with the Bay Village Board of Directors.**

(End of Special Notice)

! **Be sure to submit your vote for the paint change as indicated in the mailing from SMC. We need a quorum of owners to submit before April 24 so we will not be forced to re-schedule the vote.**

! **Also, just received an email today from Cindy at the office concerning Building 4 and 5 electric meters. If you are an owner in one of those buildings, please call or text Roger at 239-229-5083 with the meter number found on your FPL bill; the meter number should begin with the letters ACD... . Price Electric wants to be certain the correct meter gets connected to your unit.**

That's good for tonight. ~ Dave Miller
614-353-0951 dmillertch@gmail.com

Thursday, April 11, 2024 – We have had delays in getting various projects to completion, but it appears we are finally getting lots of

work accomplished on Bay Village Drive. Here are a number of updates on things getting done this week:

Although Drayton, our account rep at FPL, originally said it would take 3-4 weeks to finalize the meter installations at buildings 1 and 2, thanks to TJ's face-to-face intervention with Drayton, those meters will be connected and power restored one day next week. After that is done, owners can call FPL to set up their account based on individual addresses. The transformer for those two buildings was energized already this week!

! **Buildings 3 and 4 will have inspections tomorrow (Friday). That will then allow FPL to get out and energize the transformer for those two buildings after TJ works his magic once again to get the crew out there. Ramon of Clyde Johnson has also been working through his back channels at FPL to expedite all of the power work.**

! **Starlight Electric completed re-wiring of the pool bathrooms.**

! **Fascia boards have been replaced on some buildings. Believe it or not, the larger ones to fit buildings 1, 2, and 3 have already arrived, have been painted, and are now ready for installation.**

! **Just today, TJ said that concrete pads are now all poured at buildings 1 and 2. Building 3 is next.**

! **Crews continued repair on circles today, as well.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, April 8, 2024 – After today's exciting 99% covered solar eclipse at our place here in Ohio, I received confirmation from TJ on some activity at Bay Village:

! **The elevator company was on site and left a trailer so they will be ready as soon as power is restored at any buildings.**

! **Concrete company reports that they plan to pour the remaining pads behind building one tomorrow and behind building two on Thursday.**

! **Circles repair continued today.**

! **Fire alarm system is 90% complete in building 7; some testing was done there today.**

! **Price Electric continued meter stack work on building 3 today. TJ estimates that buildings 3 and 4 meter stacks will be ready for inspection by Friday.**

! **Fascia board installations began today on buildings 4 through 7; buildings 1, 2 and 3 have a little wider boards than the other buildings; new boards were ordered this morning. Contractor error!**

! **Next Board Meeting is Wednesday, April 24 @ 9 a.m. ET.**

My daughter is expecting a little baby girl any day now, so I will be away from things for a few days whenever the little one appears. If you don't see another update by this weekend, you know what has happened!

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, April 3, 2024 – Good news!

! **Board Member TJ communicated that FMB inspectors were at Bay Village this morning to check the electrical work on buildings 1 and 2. The inspection PASSED! Inspectors will be back at BV**

next week to check out buildings 3 and 4. This means we are another step closer to receiving certificate of occupancy. The FMB Fire Department must also get out there to inspect the fire alarm systems and that MAY finally get us to the point of occupancy for those buildings that pass. Pretty sure power is still not back on, but Price Electric and FPL may now get it turned on since the inspection passed.

Just wanted folks to know!

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Tuesday, April 2, 2024 – Here's a brief update this morning:

! **Buildings 1-5 are all without power as Price Electric and FPL continue their work. TJ planned to be on site today to assist in getting the two crews to finish the permanent power in Buildings 1 and 2, and then move on to the other buildings to do the same.**

! **Since my last update, a crew completed the concrete pads behind units 101, 102, 103, and 104. Here is a photo of a completed one:**

Owners in buildings 1, 2, and 3 will certainly enjoy finally having those areas completed.

- **I have loaded an additional ad in the owners' Buy/Sell page on this website, Please take the time to look at the three ads that are now posted.**

- **A couple of weeks ago, an owner sent in a listing of names of cleaning people, to include some comments from owners on the island who have used those folks to clean homes or condos. None of the people listed are recommendations from our association or management, but simply possibilities for owners interested in having someone clean their condo after we get occupancy. If interested, click the link to the document on the Homepage.**

That's all for now, but I anticipate more updates in 2-3 days. Our next scheduled BOD meeting is on Wednesday, April 24, 2024.

~ Dave Miller dmillertch@gmail.com **614-353-0951**

Wednesday, March 27, 2024 – Some important updates this evening for all Bay Villagers and friends:

! **Power installation, updates, upgrades for buildings 1, 2, 3 and 4 have now been underway for about 9 days. Buildings 1 and 2 have now been totally without power that entire time, and building 3 and 4 have been without power since Monday, March 25. TJ has been on site and in discussion with Gary Beck, FPL and Price Electric in efforts to get things completed and power up and running asap.**

Some good news and a few TJ pictures:

! **Fire extinguishers were delivered.**

! **Some of the new lighted exit signs were delivered and installed.**

! **Joshua Tree company was on site today to begin tree trimming.**

! **A number of other workers were reported on site today, to include drywall/plywood, concrete, air handler, and fire alarm**

people.

! **TJ learned that concrete pouring behind units 101, 102, 103, 104 is scheduled for Friday, March 29.**

Again, as we inch closer to opening, please hang in there with things. There are still going to be a number of "hitches" and many moving parts as we close in on getting occupancy.

~ Dave Miller 614-353-0951 dmillertch@gmail

Wednesday, March 20, 2024 – I'll do my best to update things after today's BOD meeting. If I miss anything of substance or if I am in error about anything, please let me know.

! **The update from Public Adjuster Rick Dearing is about the same as it has been over the past 2-3 months concerning our wind and flood claims. Even though all preliminary steps have been made, delays in getting information back from the carrier adjusters is the problem. Rick says if all goes well, we should have answers by next week. The claims are for compromised windows, the air handlers that were not initially covered, the tennis and shuffleboard courts, and storage doors. Stay tuned.**

! **Jake Martinez stated that roofing permits should be finalized and closed out by FMB by the end of this month.**

! **Price Electric is completing the full power restoration for buildings 1 and 2; they will then move to building 3 and beyond. As they move through, they will also connect the already-installed pool heaters. I will share more photos over the next few days.**

! **Jake also shared that all elevators are ready for full power except**

for the one at building 7; the elevator company will complete it when they are on site after the power is completed. My estimation is that those will be in operation by mid-April as long as power stays on track.

! **The plywood for those torn-out washer/dryer "closets" continues to be installed as detailed last month; in fact, TJ communicated there were carpenters on site this afternoon working on some of those. If yours was not torn out during mitigation, it will not be touched.**

! **Drywall work is continuing. All is done in buildings 1 and 2; all except one unit in building 7 is complete. Workers are finishing building 6 and they are already starting on building 5. Building 4 will be last.**

! **Fire alarm systems are complete in buildings 1 and 2; all other buildings will be completed as soon as all of the drywall is installed (see previous update entry).**

! **Fascia board work to begin tomorrow (3/21), along with completion of long-anticipated circles repair; both are being completed by the same crew. After fascia boards are installed and painted, new gutters and downspouts will go up. This all will take another 3-4 weeks.**

! **Re-doing the pool restrooms and sauna to begin in April; more on this by next BOD meeting. Pool fencing is complete, but we had no mention of pool FOBS or keys. We'll see.**

! **The permit for the maintenance building replacement to be submitted as soon as Johnson folks finalize details to satisfy FMB.**

! **Tennis and shuffleboard court quotes are still outstanding. Janet**

is working on getting those together for our next meeting or before.

! **Damaged lanai screens are normally the responsibility of the owner, but I will follow up on this to confirm.**

! **Trimming of mangroves and other trees is scheduled for March 25, 2024! It's all good, Jack, John and many others.**

! **We will send out and share here the details about using POD-type storage units and/or dumpsters once we get those final details.**

! **On April 24, we will have a special membership meeting to approve via membership vote the paint color changes for our buildings. A mailing will detail and illustrate the proposed colors for the new paint. We will have a regular BOD meeting that day, too.**

That's plenty for now! Thanks to all who have gotten us this far. As I stated many months ago, it is, and has been, a marathon, but I feel we are in the last few hundred yards to the finish line toward occupancy.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Tuesday, March 19, 2024 – Correction of a typo from last evening's update: *Tomorrow's BOD meeting is at 9 a.m. EDT*, not 8 a.m.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, March 18, 2024 – Some more good news today:

! **First off, FPL and Price Electric were on site today, and they have gotten a great start with permanent power installations in**

buildings 1 and 2. Thanks to board members TJ Grunwald, David Wellington, and Chris Nickele, all staying in the area near BV, for their "hands on" with this situation and for their help in getting things moving!

- **As an add-on to the above good news, Jake Martinez has shared that FPL and Price Electric now have the following schedule to begin work on the other buildings:**
  - **Buildings 3-4 on Monday, March 25**
  - **Buildings 5-6 on Tuesday, March 26**
  - **Building 7 on Thursday, March 28**

- **Circles work on Buildings 3-4 and replacement of fascia boards are still scheduled to begin this week according to Jake.**

- **Bronson is finishing air handler installations in Building 4 and moving to Building 5 this week.**

Here are a few pictures TJ took today of the power work:

! **Our next board meeting is this Wednesday, March 20, at 9 a.m.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, March 15, 2024 – Good news Friday!

! **New fascia boards delivered yesterday; these will replace damaged ones that go behind the gutters.**

! **Additional air handlers have been replaced recently – we will get a detailed update on those at our 20th meeting. Pretty sure the one in my unit 236 was replaced on Wednesday, as my fpl daily usage registered for the first time since the Ian monster!**

! **The vote for building paint colors will be delayed; all materials and details could not be prepared and sent out in time for next week. I will update asap.**

! **The concrete pouring behind buildings 1, 2, & 3 has started! TJ provided photos this morning of the work behind building 3.**

! **Roger and Gary Beck have continued clean-up work in parking**

areas -- removing pallets, trash and other debris.

- **I talked with a rep from Comcast (Xfinity) yesterday. She will have crews out to Bay Village as soon as full power is installed. According to her, crews will assess, repair, and connect each building as it gets full permanent power. She will coordinate this with management.**

Wishing everyone an enjoyable weekend and a fun, safe St. Patrick's Day.

~ Dave Miller dmillertch@gmail**,com 614-353-0951**

Wednesday, March 13, 2024 – This evening's updates:

- **Jake with Johnson Contractors and Rod Middleton updated the board concerning the FPL fiasco that occurred last Thursday. Based on all information provided, the delay in installing permanent power is due to fpl not creating the proper work order as requested by Price Electric. FPL, Price Electric and Johnson Contractors now have Tuesday, March 19 as the day to begin work on Buildings 1 and 2. At this point, however, FPL did not confirm any date(s) for the other buildings. I will update any additional dates as soon we get that information.**

- **Last week when I didn't have a computer to update things, the Insurance Exploration Committee met with Ali Poole, our current insurance agent, on a Zoom conference. The meeting was a pre-renewal informational meeting. The main takeaways from the meeting are as follows:**
    - **We will receive an extension on our insurance until all insurance claims are settled; at that point our current carriers will probably drop us. Fortunately, there are other carriers,**

including Citizens, who will pick us up at that point.

- When we reach 60% occupancy for the entire BV community and have roofing permits closed out, Ali has told us that we could possibly change to Citizens and save a good amount on our premiums.
- Ali also said that if we get all of our windows upgraded to high-impact rating, we could possibly save even more. With that being said, it appears that if P.A. Rick Dearing is able to get our current insurance to cover the replacement of the old, original windows, we could come out much better for our insurance costs.

! Below I have loaded "before and after" photos of the BV entrance sign. As most of you know, the Ian monster tore a couple of letters off the sign. Craig Milne and Marilynne Madigan located new letters and installed them for us. Hooray!! Thanks, Craig and Marilynne.

! Our next Board meeting is Wednesday, March 20 at 9 a.m.

~ Dave Miller dmillertch@gmail.com 614-353-0951

Friday, March 8, 2024 – I am beginning to catch up on things after my

major technology issues over the past 10 days, so I thought I would load a few updates this evening -

! **The landscaping at Bay Village still needs lots of attention and the buildings themselves continue to look drab and battered; the tennis court and shuffleboard courts are rough looking, as well. All of those things are being or will be addressed in due time. Although the cosmetics at Bay Village have not changed much over the past six months, please realize that a good number of projects and activities have been taking place over that time. During the past 5 weeks, in fact, a few things I can itemize are as follows:**

- **Pool Water Heaters Installed.**
- **Pool fences completed.**
- **Many Units received New Air Handlers (with more coming!).**
- **Many Units have either roughed-in or finished drywall.**
- **Fire Alarm Systems to be completed immediately following the drywall work.**
- **All roofing, including mansards, completed for all buildings.**
- **Gutters and downspouts ordered for all buildings.**
- **Power equipment ordered and delivered for full power.**
- **FPL and Price Electric began work on full power on March 7, but incorrect work orders for FPL will delay that process for at least a few days. More on this as soon as I get details.**
- **Circle repairs for Building 3 and 4 are planned to commence in another week.**
- **Painting arrangements are in the works as soon as we can get the membership voting materials distributed and completed over the next few weeks.**
- **Elevators are being worked on currently and should be completed as soon as full power is restored.**
- **Site Lighting Completed.**
- **New mailboxes ordered and should be installed by April 1,**

2024.

- Much of the trash and unused and un-needed materials stored by Clyde Johnson is presently being removed from the premises.

! Thanks to Board Members David Wellington and TJ Grunwald for "boots on the ground" periodically over the past weeks to assist in updates and help moving things along.

! Although we would all like to be further along and opened for occupancy, please understand that your board is working daily to get things accomplished and headed for that goal. Multiple set-backs and screw-ups from various sources have created delays that have prevented us from being where we all want to be. Please remain patient for just a bit longer as we head into this home stretch.

! As of now, we do not have specific dates for occupancy, and we still do not have dates that folks can get their personal contractors into units to complete interior re-construction. PLEASE DO NOT CONTRACT WORK FOR YOUR UNIT UNTIL OCCUPANCY HAS BEEN CERTIFIED.

Here are some photos of recent items of interest:

! Above photos are of the FPL truck on site on March 7 and the

recently installed heat pumps at the pool. Thanks, TJ and Renate Hoffman for the pics.

More very soon as I catch up on stuff and get my wits about me.
Dave Miller dmillertch@gmail.com 614-353-0951

Thursday, March 7, 2024 – Back on line with a new computer! I will be updating this BV Recovery thread within the next day or two.

Tuesday, February 27, 2024 – A couple of items to update this morning:

! **Correction from Feb 25 update: Final work by Price Electric and FPL on gaining full power beginning on March 7 will take approximately *four days for each building, not 14*. I evidently heard it wrong at our last meeting.**

! **A copy of JoAnn Fichter's obituary is now on the Owners' Page of this website.**

! **Pool fence replacement began a little earlier than anticipated. Over the weekend, TJ snapped a few pictures of the work. Here are 4 of his photos:**

That's all this morning. ~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Sunday, February 25, 2024 –

! **New Board member TJ Grunwald shared some photos of his work obtaining the paint and painting some small areas as samples for us. You might have seen these or similar pictures on email or Facebook the past few days, but I wanted to share just in case some members have yet to see them. We will vote on the new colors via proxy from SMC soon. Thanks, TJ.**

~ Dave Miller dmillertch@gmail.com **614-353-0951**

Friday, February 23, 2024 – Just a few items to update this morning:

- **An item that I missed from our Wednesday meeting is the issue of the Wind Mitigation report that will cause our individual insurance premiums to increase instead of decrease. Jake Martinez of Clyde Johnson said he will follow up to see if we can get a new report to help us save money. Thanks Randy K for alerting me about this today.**

- **Drywall is mostly completed in not just Buildings 1 & 2, but also in Building 3! In addition, the fire alarm company was working yesterday on the system in Building 3, with 1 and 2 being**

completed as reported and ready for full power. This is good progress.

! **I also learned from my condo-watch person that air handlers needing replaced are being installed in Building 4. Over the next few days I will try to learn which buildings have had all air handlers replaced and which ones are yet to be completed.**

! **We now have 2 ads posted on our Buy/Sell Page of this website for owners only. One ad has multiple items. Please take the time to familiarize yourself with that page and take advantage of the opportunity if you are so inclined.**

As usual, more updates as I receive them.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, February 21, 2024 – Lots to report from today's BOD meeting. If I miss anything of substance, please advise.

! **Pool fences and heaters are scheduled for completion/installation by mid-March.**

! **Tennis court and shuffleboard surface inspection and quote for repair and/or resurfacing are scheduled within next 2-3 weeks. Repair and replacement of tennis court fence will follow the surface work.**

! **Maintenance building replacement is being executed by Clyde Johnson. More on this at the next meeting.**

! **Elevator work is underway; it began in Buildings 1-2. This work will take some time. Not having elevators will NOT affect obtaining a certificate of occupancy in any building.**

! **Drywall mostly is completed in buildings 1 and 2; drywall work is underway in 6 and 7. Drywall work in buildings 5 and 4 will**

follow.

- Fire alarm systems are now in place in building 1 and 2. Others will be completed as the drywall gets finalized.
- Circle repairs for Buildings 3-4 to begin in 2-3 weeks. (Finally!)
- Wash-out areas behind building 1, 2, 3 still incomplete. After further inspections, concrete will be poured. More on this later, too.
- The Board voted to have quarter-inch plywood installed inside the washer/dryer "closets" of those that were torn out. This will possibly allow for the larger washer/dryer units to fit into those areas; it will also provide a more substantial wall than the original quarter-inch drywall.
- Board and management will finalize the guidelines and process for allowing owners to use PODS or dumpsters.
- Mangrove and other tree trimming with begin on March 26.
- The Board voted to make a slight change in the building paint colors to match the new mansards. Because of this change, management tells us we are required to obtain a membership vote to approve the alteration. This necessary action will occur at a special membership meeting on the same day as our next BOD meeting on March 20, 2024. Detailed information concerning this vote will be sent to all owners via email and USPS, and I will post it on this website, as well.
- Finally, as there are so many current or planned projects, Jake and management cannot give us any dates for occupancy of buildings. Price Electric and fpl will begin their final work on permanent power on March 7 at Building 1, with each building taking up to 14 days (See correction on Feb 27 update). Only after completion of this work in each building and inspection will the city provide a certificate of occupancy. As stated today by Jake Martinez of Clyde Johnson, that certificate will be granted <u>independently</u> for building pairs 1-2, 3-4, 5-6 and for the single building 7, in no special order.

That is all from me today.   As usual, I will update or make corrections asap.

Dave Miller   614-353-0951   dmillertch@gmail.com

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Tuesday, February 20, 2024 – Our next Board of Directors Meeting is tomorrow, February 21, at 9 a.m. If you need a link to connect, please email me before the meeting begins.

~ Dave Miller   614-353-0951   dmillertch@gmail.com

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Saturday, February 17, 2024 -

- **We lost another owner last evening: Joann Fichter, unit 133, passed away reportedly from a stroke.   Condolences to her husband Robbie and the entire family.**

Wednesday, February 14, 2024 - Received more updates today than we have seen in a long time from Janet at Management. I have copied her updates below rather than summarizing things myself. Here they are:

General Elevator onsite working on 1/2 elevator. Inspected the cab and it is in pretty good condition, however, has a serious case of termites. As soon as the contractor moves on to the elevator in 3/4 then we will have the interior of the cab treated. At this time, it doesn't seem to be affecting the floor, however, we will know better once we can get fully in and inspect.

General Elevator needs permanent power to finish the elevator work, so we are hoping by the time they finish all the other work we will be able to provide them with permanent power.

General Elevator also needs FLS Fire Systems to hook into the elevators as well. FLS to be onsite next week with crew to wrap up the fire systems.

Checked on Elevator 3/4 which has typically been a problem with seepage of water into the pit. It has been affectionally called "smellevator." General Elevator has undertaken to clean out the pit. However, we may wish to consider having this elevator sealed with a coating, to prevent further leaking or seepage into the pit. This would be a different contractor and this cost would not be part of the claim from

insurance.

Roger's Golf Cart is giving us some issues, it seems to have lost contact with the batteries and is going to be picked up for servicing.

FPL has given us a start date of March 7, 2024.

Price electric to move the meter for the pool equipment as soon as permit has been approved. Permit only filed late last week.

Stabilization of buildings 1, 2, & 3 continues, and we are now waiting on inspections, with anticipation that if the inspector shows and passes us then we will pour concrete next week.

Comcast will be onsite to review the pedestals behind buildings 1,2, & 3 prior to concrete pour to ensure all good.

Spoke with CJ this morning we are waiting for proposal from Gutter company.

(This ends Janet's updates)

! **Unless something is particularly urgent on your part, please hold any specific questions about the above updates until our BOD meeting on the 21st.**

Dave Miller 614-353-0951 dmillertch@gmail.com

Tuesday, February 13, 2024 – Today's update:

! **Price Electric did not make it on site last week as previously scheduled; they are now saying their work will commence this week.**

! **Washed-out areas behind buildings 1, 2, and 3 still have not been completed; due to internet/cable lines in some of those areas, both Comcast and Century Link have been contacted by the contractor to avoid inadvertent damage and/or to replace lines and equipment before they pour the concrete. More later.**

! **The FMB Post Office will discontinue distributing mail at its**

location on Carolina Ave at the end of February. If you or someone else is picking up your mail there, you will need to have your mail forwarded to a different address by then. You can do that by creating a temporary change of address on line or at your post office. Here is a photo of the notice the P.O. recently posted:

Management is in the process of ordering all new mail boxes, but it is unlikely they will be delivered and installed by March 1.

! **I have created the BV Buy/Sell page for owners only on this website. One owner has already sent in an ad and I have loaded it onto the page. To have an item included, please email specific details to me; include description of item(s), your name, phone number, and up to three photos. To view the page and ads, you will need to select the page from the menu and log in.**

! **That's all I have for today. Our next BOD meeting is February 21 at 9 a.m.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Tuesday, February 6, 2024 – This evening's update is the first one in February.

! **No news concerning electrical, drywall, washout areas, fire alarm systems, insurance negotiations, or elevators. We should have something on most of these any day now.**

! **Storage-door work is nearly complete, as CJ has made the repairs around the frames look much better. I will share photos when I get new ones.**

! **I have placed two amortization schedules on the Bulletins Page of the website; the two are obviously for those members who have chosen to make installments for the assessment. The schedules will provide the exact costs for financing either the entire $22K or for financing one half, $11K. Please let Chris Nickele or me know if you have any questions.**

! **We will have a Buy/Sell page on this website for owners only. I will be creating it this week only accessible by logging in. If you have something to sell from your condo, or if you would like to ask about an item you are looking to buy, please send me an email with the following information: Your Name, Phone Number, Description of Item(s), and up to three photos of the item(s). I will create a one-page ad for you. The page will only be available to our members.**

! **The insurance exploration committee met last week with Brown and Brown of Naples. Future meetings and discussions will be necessary before there will be any recommendations to the board whether to remain with our current agency or whether to switch.**

We may need to remain where we are for another year until our claims are all finalized. Lots still to consider.

! **Management and the board are making final arrangements for rebuilding the pool facilities and pool fences. This will be on the agenda for the next board meeting.**

! **Plans for rebuilding the maintenance shed and adding a shelter house/small pavilion next door are in the works, as well. Hold questions about this until the BOD meeting on February 21st.**

! **January saw a good bit of progress for our community, whether it was actual work being completed or making plans to get things done. Here are a few items I can list:**

- **Mansard work completed**
- **Drywall installations continuing**
- **Final HVAC air handler installations underway**
- **Storage doors installed**
- **Site lighting installations continued**
- **Work on washed-out areas behind buildings 1, 2 & 3 started**
- **Blown-out windows installed**
- **Pool rebuild plans started**
- **Tennis and Shuffleboard courts repair/rebuild plans started**
- **Maintenance building/shelter rebuild plans started**

! **To repeat – As soon as we get any notice that a building will be granted occupancy by the city, I will post it here in huge red print.**

More in a few days - Dave Miller 614-353-0951 dmillertch@gmail.com

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Tuesday, January 30, 2024 – Here are my takeaways from today's BOD meeting:

- **Rick Dearing stated that he met with insurance folks and engineers last week to attempt to obtain additional insurance proceeds to cover compromised windows and sliders. Now he is waiting on them to make their offer(s). Costs for permits and storage doors are still being negotiated.**

- **Jake Martinez of Johnson contractors shared the following:**
  - **drywall permits are now in hand for building 1,2,3, & 7. Buildings 1 and 2 now have new air handlers, and building 3 is being worked on.**
  - **Price Electric will be installing permanent power beginning with Building 1 on Monday, Feb. 5. Each building will take approximately 4 days to complete.**
  - **Storage door installations are nearly complete and final roofing work on mansards will occur by next week.**

- **President Ted Kaiser, outgoing Treasurer Rod Whitney, Secretary Dave Miller, and VP Chris Nickele all gave reports.**
  - **Mr. Kaiser reported that most landscaping is on hold until we get further into the year.**
  - **Mr. Whitney stated that finances are good at present, with a number of expenditures lower and a number higher than expected. The treasury is solid for now, but until more rebuilding is completed, the condition of our finances throughout 2024 will be unknown.**
  - **I reported that additional pool work will get started soon; fencing and surface work should start before long on pool, tennis court, and shuffleboard courts. The website continues to receive approximately 1800 hits per month due to continued updated information. Our insurance exploration committee is**

active, with another meeting with a broker scheduled for Feb 1. That committee should complete their exploration within a month or two and share findings and suggestions with the board and the community at that point.

- Chris Nickele reported that a large percentage of owners have elected to pay all $22,000 of assessment up front, thus reducing the amount to borrow. This will provide the association with the much-needed funds to get projects accomplished.

! Janet Middleton stated that Clyde Johnson will be completing the long-delayed circles repair for Buildings 3 and 4.

! Membership voted not to fully fund reserves for 2024, and membership also voted to allow the board of directors to use reserves to temporarily augment cash flows.

! Mr. Rod Whitney did not submit papers to run for the board again; therefore his tenure on the board has ended. Many in attendance thanked Mr. Whitney for his dedication and service to Bay Village. Thanks also to his wife, Normande.

! Ted Kaiser and I submitted papers to continue on the board, and T.J. Grunwald submitted papers as a brand new member.

! After the Annual Meeting, the "new" board convened and elected the following officers for 2024:

- Ted Kaiser, president
- T.J. Grunwald, vice president
- David Miller, secretary
- Chris Nickele, treasurer
- David Wellington, director at large

! Also, after both meetings concluded, board members and

management discussed via email the possible use of PODS and dumpsters by owners getting work done in units; we are working out the guidelines and procedures for allowing owners to use those, but, just for now, they are not permitted. Stay tuned for more on this subject.

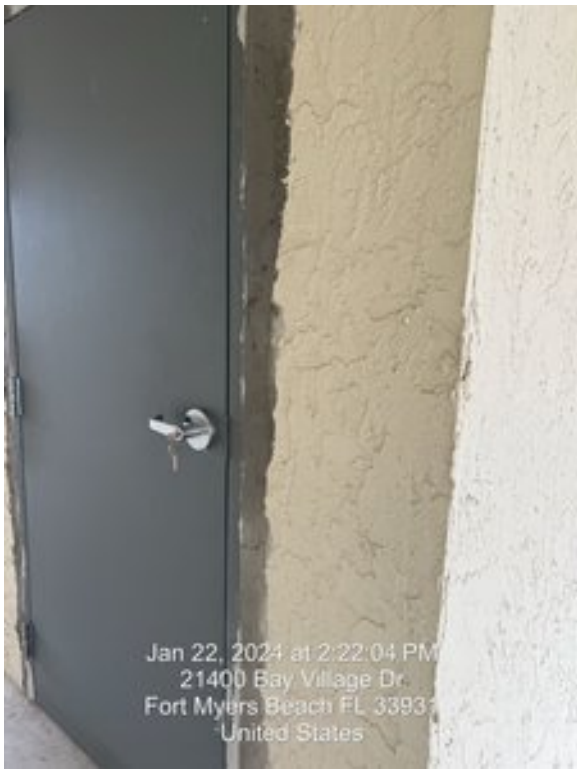
Please understand that we still do not have confirmation of any sort for the certification of occupancy at Bay Village; to date, NO ONE has permission to occupy any unit on the property. When we get through the next 2-3 weeks, we should have a much better idea on timelines and procedures. We are inching ever closer as each day goes by, so it should not be too much longer.

That's all from me this evening; if you have questions, comments, suggestions, please call, text, or email me.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Thursday, January 25, 2024 – This afternoon's update includes the following:

- **Work on the washed-out areas has definitely started as Renate Hoffman sent us a picture of a worker filling in and leveling out one of the areas behind building 3. You might have seen it already on your FB browsing, but here it is just in case and a photo of one of the new storage doors after some stucco and hardware work:**



The leveling of those washed-out areas continued yesterday and today behind buildings 2 and 1, with the pouring of cement to come later. Cement, according to Roger, is planned to go from the back walls of the storage units to even with the back walls of units in each building, approximately 12 feet! Good progress.

! **Storage-door installations and stucco work continue.**

! **Insurance exploration committee has a meeting scheduled with another broker on February 1. Details will follow that meeting.**

! **Annual meeting is on January 30 at 9:00 a.m. EST at SMC offices or via Zoom. Email or FAX your votes to Cindy at SMC if you haven't already. Do not mail them at this point. Contact me with questions.**

! **No additional updates provided to me as of 3 o'clock this afternoon.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, January 22, 2024 – This evening's update includes a little more progress and some unknowns.

! **Again, according to a Clyde Johnson report shared earlier today with board members, here is what is happening at Bay Village:**
- **New air handler installations are occurring in buildings 1-3. CJ did not specify which ones are complete or what the sequence is for the installations.**
- **CJ workers are finally completing the installation of storage doors, to include cement/stucco work around the new frames and installation of hardware. We received no info about which ones are completed to date.**
- **Drywall work in buildings 1, 2, and 3 was scheduled to begin TODAY.**

! **We have received no further updates concerning replacement of the remaining blown out windows or completion of cement work in the washed-out areas behind building 1. I'll be following up on those items over the next few days.**

! **If you did not send in your voting materials yet, please get those in the mail by tomorrow (Tuesday). Otherwise, you will need to email an attached photocopy or send it via FAX to Cindy at the SMC office. Let me know if you have questions.**

! **Our Annual meeting is Tuesday, January 30 at 9 a.m. The BOD organizational meeting will follow immediately.**

~ Dave Miller dmillertch@gmail.com 614-353-0951

Tuesday, January 16, 2024 – According to reports from Clyde Johnson yesterday and today, I have mostly good news:

- ***Blown out windows have now been replaced in units 101, 102, 116, 201 and 258. More to follow this week hopefully.***
- **Stucco work around storage doors to begin tomorrow, 1/17/24.**
- **Cement work in washed out areas behind building 1 has been delayed due to inclement weather; the earliest that work will get back on track is Friday.**
- **Bronson is scheduled to pick up on air-handler installations as soon as Friday, 1/19.**
- **Ed Ryan of Beach Talk Radio stated that 118 condominium complexes reported at last week's FMB Council/Condo Associations meeting. Of those 118 complexes, 37 (31.4%) are now open, but most with very limited or no amenities. Eight complexes (6.7%) are either for sale, scheduled to be demolished, or already demolished. The remaining 73 complexes (61.8%) are in various stages of recovery, much like we are at Bay Village.**
- **Please remember to get your annual meeting votes (proxies) returned to SMC so we will have a quorum at out Annual Meeting on Jan. 30. If you have questions, please let me know.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, January 12, 2024 – Here is my update today:

- **From the FMB Town Council meeting with condo board members yesterday,**

here are some takeaways to share:

- **Board member David Wellington represented BV in fine fashion, explaining in person to officials the various difficulties we have encountered. Thanks to Dave for his attendance at the meeting. Ted Kaiser and I attended via Zoom, and I know of a few owners who watched via Facebook or YouTube.**
- **The FMB Fire Chief, the Mayor, the City Administrator, and the head of the FMB Permitting Department all stated that they are committed to doing all they can to get folks back into their condos as soon as possible. The head of the Permitting Dept. stated that he had only been on the job for the past month, and he is doing his best to expedite things. He confirmed that having the appraisals (like the one that we received earlier this week) is a key component. All officials, though, made it clear that their priority is to make certain things are done correctly and according to code.**
- **Most FMB condo board members stated rebuilding difficulties of one kind or another, whether it has been permitting issues, the lack of insurance proceeds, contractor/worker problems, lack of building materials, or fpl issues, to name a few.**
- **Some condos, but not many, are now open with very limited facilities. Many are in about the same situation as BV - - occupancy will be based on some final association responsibilities, like drywall and fire alarm systems.**
- **The Mayor urged board members to contact state representatives to get a delay in the requirement to have full funding of structural reserves that is to go in effect in 2025. More on this soon, I hope.**

! **One of our owners has a condo in Bonita Springs at Sea Isles II, 26171 Hickory Blvd., that she is offering BV folks first to rent from April thru November. Here is the contact information: Charlene at 815-922-6516.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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within the next two weeks so we can all plan accordingly. I will post his projection here as soon as I receive it.

BOD meeting this morning was informative, with a number of contributions and questions from various sources:

- **Insulation is being completed now in Buildings 1, 2, and 3, with drywall going up right away.**

- **Washout areas behind Building 1 are currently being filled in and cement poured; contractor will await inspection of bldg 1 work before starting the other two buildings to make certain all is acceptable by FMB inspectors.**

- **On Tuesday January 16, Price Electric, Jake from CJ, and board member Dave Wellington will walk the property to plan finalization of the electrical work.**

- **CJ is buttoning up the mansards and finally completing the roof work to attempt to stop all leaks. Jake says this should all be finished by 1/24/24, approximately two days per building.**

- **Completion of storage door installations was delayed – the crew working on those is now re-scheduled to begin tomorrow, 1/11/24.**

- **Blown out windows are scheduled to be delivered tomorrow, and installations scheduled to begin immediately!**

- **Altieri rep Rick Dearing continues to negotiate with insurance concerning the compromised windows and sliders as well as the necessary full replacement of all air handlers. He says that in two more weeks we should have some determination/resolution.**

- **A few owners voiced their displeasure with our contractors not**

having Bay Village as a priority. Jake stated that BV is a priority.

At least three of our board members plan to attend the FMB council meeting with condo associations tomorrow morning. I will update any takeaways from that meeting.

At today's BOD meeting we did not deal with the question about owners using PODS and/or dumpsters during their individual-unit rebuild; we have not had time the past few days to discuss that. I will continue that conversation with management, CJ, and board members and post our conclusions within the next week or so. It looks probable that we will be able to use those, but there will need to be a few simple guidelines.

If I missed anything of substance, please rattle my chain and I will update.

~ Dave Miller dmillertch@gmail.com **614-353-0951**

Monday, January 8, 2024 – *Exciting News this Evening:*

! **Management shared with us that the office received the much-anticipated property appraisal today!! I have placed a copy of it at the top of our Bulletins Page of this website for owners to see. This gives us encouragement that project permits will now get issued with no 50/50 FEMA rule getting in the way. Until the city reviews the appraisal and determines that all requirements are met, we still may have hurdles to cross. Fingers crossed. Regardless, good news! Please hold any questions about the appraisal for the BOD meeting on Wednesday, Jan. 10, 9 a.m.**

! **Eyewitness today at BV stated that insulation work is being done in building 4.**

- **Many FMB condo board members will meet with the FMB Town Council on Thursday morning to learn more about permitting issues and other items. FMB Condominium Association initiated the meeting to get explanations and answers to numerous questions. Bay Village is a member of the association and we will have board members in attendance via Zoom.**

That is all I have to share this evening. "See" you on Wednesday morning at the meeting. ~ Dave Miller dmillertch@gmail.com 614-353-0951

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Thursday, January 4, 2024 **– Another update today after a few questions from owners:**

- **Please see the info about the payment options for the assessment in the January 2 update below if you haven't already.**

- **Had a couple of people ask me about the Annual Meeting Voting. Even though you appoint someone else or have me as your Proxy, please be sure to vote on the two items yourself and submit to management, regardless of whether you choose "General Powers" or "Limited Powers" for your proxy. I have yet to see a time when the Proxy has had a reason to vote on behalf of an owner, and I don't anticipate it will happen this year. If it does happen this year, I will send out a RED alert. Most of us will be in attendance on ZOOM anyway. Your vote must be sent in, no matter what. You will not vote at the meeting.**

- **Also, a person asked about the status of our FEMA SBA loan application from last winter and the status of our passing the FEMA 50/50 rule.**

  - **First, I don't think I updated here our conclusion concerning the FEMA loan, but we did discuss it at a board meeting. We decided not to attempt to access a FEMA loan because of their**

many restrictions, including their requirement to take all of our insurance proceeds. We have obtained a bank loan approval to access funds as needed, based on the number of owners who are opting to pay installments for the assessment.

- Second, we have yet to see the results of our property appraisal and the subsequent fulfilling of the 50/50 rule. I have already brought those items up for additional information from SMC to report soon or at our meeting on the 10th.

! Had a friend from Germany visiting FMB today; he stopped by Bay Village at my request and observed a number of workers on site. Glad to get confirmation that at least some activity has re-commenced after the holidays.

! Work projects for this week (1/02/24) and next (1/08/24) from Clyde Johnson include the following:

- Finish drywall hanging in building 7
- Tape and Mud drywall in building 7
- Install insulation in building 5
- Stucco work around storage door frames
- Bronson air handler installations delayed until next week

! On a final note today, some of the projections for occupancy at our last meeting were probably overly optimistic. Thinking that occupancy will occur in February would probably mean late February at best. There is just too much to get accomplished to expect an early February city approval. To get drywall completed, full electrical power and fire alarm systems installed, AND THEN GETTING FMB INSPECTIONS PASSED, all seems too unreasonable in only a little over three more weeks. As soon as I get any indication of even one building obtaining occupancy approval, I will post it here.

I hope to have additional updates either tomorrow or Monday, well before our Jan 10th meeting on Wednesday.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Tuesday, January 2, 2024 **– Happy New Year!**

- **Just a reminder about making the decision concerning options for paying the upcoming rebuild assessments. Your choice of how you wish to pay is due *January 10* and can be sent the following ways:**

  - **Email to Katy Carter at Kcarter@smc-cam.com or to Cindy at Csprenger@smc-cam.com**

  - **FAX your selection to SMC at 239-437-9378.**

  - **Since there is only one week until the selection deadline, I do not recommend sending in via USPS, but if you get it in the mail by tomorrow (Wednesday), it may make it.**

  If you have any questions, feel free to call, text, or email me immediately. Read the December 14 document for due dates for the assessment payments.

- **Next – When you receive your information about our Annual Meeting on January 30, you will see that we will not have a vote for the three expiring board seats. Only three people submitted paperwork to have their names included as candidates; therefore, those three will automatically be placed on the board with no vote necessary. Those three owners are T.J. Grunwald, Ted Kaiser, and David Miller. They will join Chris Nickele and David Wellington to round out the 2024 Board of Directors beginning on January 30.**

- **The next BOD meeting is Wednesday, January 10, 2024.**

~ Dave Miller dmillertch@gmail.com **614-353-0951**

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Friday, December 29, 2023 – FINAL update for 2023. Hard to believe!

- **I know some work was done at Bay Village this Christmas week, but I have no confirmation of what was actually completed. I will update as usual next week when I get news.**

- **Please understand that occupancy of bay village is yet to come, and we do not have a date for moving back in. As stated before, management will inform us when any buildings are granted occupancy by FMB and the FMB Fire District. Until then, Johnson Contractors do not want any re-construction to begin on the inside of units before the drywall and fire safety systems are installed and operational. As soon as any building is cleared, I will post it here immediately; that, however, will be a number of weeks away. Making plans to get work done in your unit, however, would be a fantastic idea if you haven't already done so!**

- **F.Y.I.: The Presbyterian Chapel by the Sea will be demolished. Reports state that the structure and facilities are far too damaged to rebuild.**
- **Also, London Bay Development Group finalized the purchase of The Sandpiper Gulf Resort for a reported $26 million.**

- **I received a call from Bill Bremke, renter in building 4 for many years; his wife Janet passed away on Christmas Eve after a relatively short battle with cancer. Condolences to Bill and family.**

- **Our next Board of Directors meeting will be on Wednesday, January 10 at 9 a.m.**

HAPPY NEW YEAR **to all! ~ Dave Miller 614-353-0951 dmillertch@gmail.com**

Friday, December 22, 2023 – Merry Christmas! Final Updates before Christmas:

- **TODAY is the last day to submit your intent to run for the board of directors. See earlier updates below for details.**

- **GREAT NEWS at the BOD meeting on Wednesday – FMB has issued drywall permits for buildings 1, 2, and 3.**

- **Jake Martinez of Johnson Contractors has also stated the following project updates:**
  - **Storage doors to be finished by Jan. 1, 2024.**
  - **Jan. 29, 2024 - elevator repairs begin; completed by March**
  - **Jan 11, 2024 – Blown out windows to be installed**
  - **Roofs (mainly mansards) to be completely finished by mid January**
  - **Site lighting work continues.**
  - **Bronson to begin all remaining new air handler installations on Jan. 2, 2024**

- **Rick Dearing stated at the board meeting that he is continuing negotiations with the insurance company to cover the costs of the entire HVAC replacements. Again, more on this when he gets it finalized.**

- **During my three different days at Bay Village and FMB over the past week plus, here are my observations:**
  - **Work is being done each day at BV, but the progress is slow. I saw the fire alarm company, the roofing guys, and a couple of drywall guys working on different days. There were also a few individual owners meeting with contractors or looking into their units to make plans for moving back in or for rebuilding.**

- **Roger (SMC) and Gary Beck (Johnson Contractors) were both keeping a close eye on who was coming and going; they are doing their best to keep the property safe and secure.**

- **One evening after dark, I made it a point to drive throughout most areas of FMB from the library all the way south to Big Carlos Pass. There were some condos and houses that appeared to be occupied, but most of the ones that are still standing are dark and obviously not being lived in. Of course, there are literally hundreds of vacant lots where houses and cottages used to sit, and there are numerous FEMA or privately-owned trailers on some of those properties for now. Most condominium properties have security fencing, construction machinery, and building materials on site as their recovery process continues, much like Bay Village. My rough estimate is that 10% of all living quarters (houses and condo units) in the area mid-island and south are currently being lived in. Those who are able to occupy any dwellings are certainly fortunate. I also was told that a few condos will not be open until 2025! Very sad.**
  - **Even with such a bleak description of FMB, there are a number of positives. Publix is open and it is better than ever; CVS is now open, although I did not go inside; Junkanoo and Fresh Catch Bistro restaurants are open at Snook Bite Marina behind Publix, and many homes and condos are looking to open in early 2024. FMB will eventually come back stronger and better, but it will take more time. Even though it has taken a LONG time to get projects accomplished, Bay Village looks to be ahead of most.**
  - **One of the best things I noticed on this my 5th visit to FMB since the Ian monster, was that the mangroves and many trees and shrubs that remain are now GREEN! On my other trips, everything was still stripped or brown from the**

storm surge damage. There are even a few blooms adding color to the area, and lots of our grounds have good-looking green grass! This was encouraging to me.

I know I have missed a few items, but I will catch up after Christmas.
~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Monday, December 11, 2023 –

- **I have had no updates about progress on anything for a number of days. Wish I had something to share because I will probably not be able to make further updates here until approximately December 22. I am driving to Florida beginning tomorrow, and I will be at Bay Village on Thursday. While there, I will lay eyes on all projects, all buildings, and the grounds, and I am meeting with Jake Martinez of Johnson Contractors. I will then be helping my sister in another part of Florida for a few days, so I will not be returning to Ohio and my home office until late on December 21. If I can get to a computer in the interim, I will attempt to update earlier.**

- **I have had many questions about when we can expect occupancy. At this point, there is no concrete date I have received. Without the permits from FMB, that date seems to move further away, but I will not attempt to speculate. I will pose the question at our December 20 Board of Director meeting.**

- **Please remember to submit your intent to run for office and your personal information to SMC no later than December 22 if you are so inclined to run for one of the three director spots that expire on January 30. See the mailing from SMC for details or call their office with any questions. You can also ask any current members about their experiences on the board.**

More information after my trip and after the BOD meeting on the 20th.

~ Dave Miller **dmillertch@gmail.com** **614-353-0951**

Monday, December 4, 2023 – A few items to update this morning:

- **SMC has sent out basic information about the Annual meeting to be held Tuesday, January 30, 2024 at 9 a.m. Included in the mailing are instructions for election of board members. Three director positions are expiring: Ted Kaiser, Dave Miller, and Rod Whitney. If you wish to be included as a candidate, make certain you get your documents in to SMC no later than Friday, December 22, 2023, as instructed in the mailing (email and USPS). Seriously consider running for the board; having a slate to vote on is healthy for the community. Please contact me, any other board member, or management if you have any questions about the election.**

- **Over the weekend I learned which units have already had air handlers replaced. Here is the list Jake M. of Johnson Contractors sent me:**

  102, 103, 121, 127, 133, 135, 141, 145, 152, 154,
  158, 161, 162, 164, 166

  205, 207, 211, 212, 224, 226, 233, 234, 237, 238, 242, 251, 256, 257

- **Another reminder: Do not use the Clyde Johnson dumpsters for your individual-unit debris disposal.**

- **Our next Board Meeting is December 20, 2023 at 9 a.m.**

More this week when I get additional updates.
~ Dave Miller 614-353-0951 dmillertch@gmail.com

Wednesday, November 29, 2023 – I'll do my best to write a synopsis of today's BOD meeting:

- **Learned today that Angeline Santangelo, matriarch of the Santangelo family, passed away on Monday. She was a mainstay at BV for many years, and she will surely be missed. I have her obituary copied and placed onto our Owners' Page.**

- **There was no report on insurance updates, as Rick Dearing could not attend today's meeting.**

- **Claims against Servpro will be handled within the next few days; SMC will be contacting those owners to finalize that process.**

- **Jake from Clyde Johnson stated that much of the equipment for permanent electric is on site; installation should begin mid-December and be completed in early January! This is GREAT news!**

- **Drywall work has started on Building 7.**

- **Final Mansard installation is underway on Building 1; some finishing roof work still needs done on other buildings, but that should be completed in a week or two.**

- **Windows to replace the ones blown out are still not on site; now they are scheduled for delivery the first week of January, with installation being done right after delivery!**

- **Elevators are scheduled to be completed by the end of January.**

- **All site lighting installation is scheduled to begin now.**

- **Jake advised membership NOT TO USE CLYDE JOHNSON CONSTRUCTION DUMPSTERS for personal-unit debris removal.**

- **Insurance Exploration committee was appointed by the Board: members are Ted Kaiser, Dave Miller, Rod and Janet Middleton, Jessica Bauer (SMC), Marilynne Madigan (owner), and Jackie Olson (owner). This committee is only looking into possibilities of obtaining equal or better insurance coverage and/or service for the association with no increased cost. More on this in the weeks ahead.**

- **Chris Nickele will create a document outlining our insurance proceeds, assessment proceeds, the expenditures for all items to date, and projections for future costs. I will post that document here. This will be delayed for a few days, however, due to his mother-in-law passing away. (See first item above.)**

- **Janet and Jake promised to send me a list of all units that have had air handlers already replaced by Bronson. As soon as I get it, I will post those unit numbers here.**

- **The Board voted to replace all air handlers in units that have not already had ones replaced. Details on the funding for these replacements will be discussed further, as Rick Dearing has been more than optimistic that insurance will cover all of them. More on this at the next Board meeting on December 20.**

- **The Board voted to finalize the assessment for early 2024. There are two payments due, one on February 1 and one on April 1;**

each payment is $11,000. Owners will have options to make quarterly payments instead of paying the entire amounts up front. The details, including dates and amounts, will be outlined in the mailing from SMC. Call me if you have urgent questions about any of those payments.

I believe I have hit the main items; if I am in error on anything or if I omitted anything, please advise and I will amend this update.

~ Dave Miller dmillertch@gmail.com 614-353-0951

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Friday, November 24, 2023 – Just a quick after-Thanksgiving/Black Friday update:

- **Leonard Piecuch, owner in building 1, sent this picture of the continued mansard work on building 2 earlier this week:**

- **Again, no further updates on the replacements for blown-out windows or the report of the property appraisal. Even if I learn anything later today, I will update immediately.**

- **I have been monitoring daily the building permit updates on the FMB town website; as soon as there is any action on permits for Bay Village, I will post it here.**

- **Dwayne Fleming, Rick Dearing (public adjuster), Board Members, and SMC are negotiating with Johnson Contractors on various aspects of the re-build to try to reduce costs and to try to get additional insurance proceeds as we move forward with projects. I have not learned the details concerning these items as of today, but they will be discussed at the Nov. 29th BOD meeting.**

- **Finally today – I researched a few condo association <u>quarterly fees</u> as reported by realtors. Some of them are actually pre-Ian, so not certain what their associations have determined for 2024. I have not learned the amounts of their assessments. I'll update when I get more. Regardless, it appears that owning a condo on FMB is expensive. The following is what I have discovered so far:**

  - **Waterside.... $3852**
  - **Gullwing..... $3390**
  - **Caper Bch Club $3105**
  - **The Palms $3051**
  - **Estero Bayside $2825**
  - **Santa Maria $2645**
  - **Sandarac $2500**
  - **Creciente $2490**
  - **Fairview Isles $2420**
  - **Bella Lago $2400**
  - **Hibiscus Point $2300**
  - **Bay Village $2100**

One other that I found was Dolphin Pointe at $6969. I would think they increased their quarterly fees instead of levying up-front assessments. If they borrowed money to rebuild, however, that means ALL owners are paying interest included in their quarterly fees over the next year or more. I'll try to find out.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Saturday, November 18, 2023 – Here are today's updates:

- **As far as I know, the new windows to replace the ones blown out have still not arrived; they are overdue. I will include this item in all subsequent updates until I get notice of their arrival and installation.**

- **As of yesterday afternoon, SMC has not received the much-needed property appraisal to provide FMB with an update on our permit requests. At the Nov. 9 BOD meeting, the report was that the appraisal was to be done by Nov. 15; if it was completed, we have not gotten the report yet. More on this as soon as I get any word.**

- **We are still having issues with fpl billing, especially for buildings 1, 2, and 3. If you get an enormous bill from them, be sure to let me know so I can have SMC track it down and make things right.**

- **Mansard work has continued onto buildings 4 and 3. Here is a picture sent in last week by Marilynne Madigan; this is building 7 with mostly completed mansards:**

Also sent in by Marilynne is a recent photo of the very clean pool:

- **Finally this morning, news reports went out this week about FEMA approving the rebuilding of the FMB Pier. Here is a link to one of the news releases:**

https://nbc-2.com/news/local/lee-county/2023/11/16/fema-gives-lee-county-green-light-to-start-rebuilding-fort-myers-beach-pier/

That's all from me today. Keep the faith! ~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Sunday, November 12, 2023 – OK, so I have been busy since Wednesday morning with an ill family member who ended up in the hospital for three days. Things are *VERY GOOD* now, and we are all at home doing well.

I obviously missed the BOD meeting on Thursday so I am not certain of all that was discussed, but I will get up to speed this coming week and report what I learn. First meeting I have missed in 6 years!

- **The directors voted to assess each unit in the amount of $22,000. The tentative payment plan for this assessment is for two installments: $11,000 on February 1, and $11,000 on April 1. Options to make installments over a longer period will also be available and all will be finalized at the Nov. 29th BOD meeting. All owners will receive official notice and specific instructions right after that meeting on the 29th.**

- **Communication from a number of sources confirms that mansard work is moving along and A/C installations are nearly complete. There are some units that had some electrical connection issues with the A/C's that Bronson is addressing. I also hope to get an update soon about which units had air handlers replaced. Lots to**

find out still!

- **I did not get an update concerning the required appraisal (see Oct. 31 update); maybe that was discussed at the meeting. As I said before, I will update that information when I get it.**

Sorry I don't have more to share today. I will do what I can this week to catch up on things and get additional updates.

Dave Miller 614-353-0951 dmillertch@gmail.com

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Thursday, November 2, 2023 – Three items to update as this week winds down:

- **The Board has created a committee to explore insurance options to determine if we should switch to a different broker to save money on premiums without sacrificing coverage. This committee will be be meeting via Zoom with Marsh McLennan Broker representatives on Monday, Nov 6 for an informational/question-and-answer session. Members of the committee are Ted Kaiser, Marilynne Madigan (BV Unit Owner), Dave Miller, Rod Middleton, and Jessica Bauer (SMC Insurance Specialist). The committee will report to the entire Board and the membership at next week's meeting. Remember, this is only exploration at this juncture.**

- **The metal for installing the final layer of the mansard roofs has arrived! Yesterday we received photos (below) of that event! Hooray!**

- I am in the process of surveying other FMB condo associations about their quarterly fees to see how we will compare in 2024; I will give an update of my findings at our Nov. 9 Board meeting.

~ Dave Miller dmillertch@gmail.com 614-353-0951

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Tuesday, October 31, 2023 – Here's another brief update:

- **Frustration for all of us at the lack of progress at this point is an understatement! As the permitting saga continues, so does the lack of work at Bay Village. According to the contractors, the hold up at FMB is our not showing that we can re-build at a cost less than 50% of our total value – it's the FEMA 50/50 rule that owners have been facing all over Estero Island.**

- **Now, the good news! Yesterday SMC finally received the agreement for an appraisal from a licensed real estate appraiser. As soon as this is done and submitted to the city, then things should start to move again. I will post when I have learned this has been completed.**

<u>Commentary</u> - I am usually a "glass half full" person and probably one of the most patient people you know. These past few weeks, however, have pushed my attitude and patience further than I can ever recall; I am used to getting tasks accomplished through hard work, determination, and whatever legal means possible, just as you probably are. Knowing that, I can only imagine how everyone else has been dealing with the many setbacks we have encountered, especially this most recent one. Please understand that once we overcome this HUGE permitting hurdle, things WILL progress.

~ Nothing more to report as of today. Dave Miller 614-353-0951 dmillertch@gmail.com

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Monday, October 23, 2023 – Quick update this evening:

- **! I was either mis-informed or I misunderstood about the drywall hanging. Sorry about that. That process has not started, but Johnson says it will start as soon as Engineer signs off. I will update when this project commences for real!**

- **! Bronson began working on A/C units in building 2 today. A/C unit problems in buildings 5 and 6 being addressed.**

- **! Electrical crews will be on site to address various electrical issues.**

- **! No confirmation today about delivery of metal for mansards**

Below is a link to an article published last week in the FMB *Observer.* It contains lots of information and many explanations to help us understand why it has taken so darn long to get things accomplished since the Ian Monster:

https://www.fortmyersbeachtalk.com/2023/10/18/the-long-road-from-ian/

More updates coming soon!   ~ Dave Miller   614-353-0951   dmillertch@gmail.com

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Friday, October 20, 2023 – Re-cap of yesterday's BOD meeting:

- **Johnson Contractors have begun drywall hanging in Building 7.** **(See above Update for October 23.)**

- **Windows that were blown out are still scheduled for replacement in approximately 2 weeks. Rick with Altieri has a claim in to our insurance for replacement of compromised windows and sliders; those are yet to be determined.**

- **Many additional air handlers will need replaced as they have proved not to be compatible with new condensers. Rick is working with Bronson to file an additional claim to get those covered by insurance.**

- **Servpro and/or Johnson will be following up on the mitigation damage claims that owners submitted to Servpro. Those owners who submitted damage information should be contacted within the next few days.**

- **The Board voted to move forward with the 2024 budget; the proposed quarterly fees will increase to $2100. The final vote on the budget will occur at the November 9th BOD meeting.**

- **The proposal for the assessments to fund uninsured rebuild costs is nearly complete. The committee has estimated that the first payment of $10,500 will be due in early 2024, and a 2nd payment of $10,500 due three months later. Anyone wishing to stretch out those assessments will have two options: (1) Pay the first payment in full and then make payments of approximately $215 each month or $645 each quarter for five years; (2) Finance the**

assessments in total by making payments of approximately $430 each month or $1,290 each quarter for five years. The interest rate obtained by management is 8.5% (fixed) with Cogent Bank. The Board will attempt to finalize all of this assessment information and complete the details at the November 9th BOD meeting. Please hold any questions about this until that meeting.

If I missed anything of substance, please let me know and I will update.

~ Dave Miller   614-353-0951   dmillertch@gmail.com

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Wednesday, October 18, 2023 – Just a brief update before tomorrow's BOD meeting -

- **I will not revise the work schedule that I posted a number of weeks ago as permitting issues have ruined that whole plan. One of the Johnson reps, however, sent the following items to President Ted Kaiser this week:**
    - **Bronson Cooling to complete condenser install tomorrow 10/17 on Building 4.**
    - **Remaining meter room doors 1 week out.**
    - **Begin Drywall once Engineer Signs off on Building Six and Seven.**
    - **Alberto on stand by to install remaining Electric room doors once on site.**
    - **Punch-out list for AC Issues on Building Five and Six.**
    - **Starlite will be on site to address electrical issues on property this week.**
    - **Fix framing issues in Unit 162.**
    - **Circle B needed back on site asap to continue hanging Insulation in ceilings on Building Six.**
    - **Starlite to begin site lighting next week.**

- **It is close to time to consider running for a seat on the board of directors; please consider placing your name in the mix, as it is always better to have choices. There are three seats expiring at the annual meeting: Kaiser, Miller, and Whitney. The information about the election is usually sent out in November or early December as part of the official notice for the annual February meeting. I'll remind everyone again later.**

I will post a re-cap of tomorrow's meeting as soon as I can tomorrow afternoon/evening. ~ Dave Miller dmillertch@gmail.com 614-353-0951

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Thursday, October 12, 2023 – I realize it has been ten days since my last update; here are a few items that I have learned since my last entry:

! **The permitting process at FMB continues to frustrate. Johnson Contracting is still waiting on permits for the drywall work. That's all the Board members have been told. Other residents and communities on Estero Island are experiencing the same issue.**

! **The metal top layer of the mansard roofing will not be delivered until October 23; because that layer is not installed, some top units have experienced water intrusion along the back wall, especially in the master bedroom area. Roger is checking on these and Johnson will address any areas that may need dried out and new insulation and drywall installed.**

! **The filling in and cement work for the washed out areas behind buildings 1, 2, and 3 will commence as soon as permits are issued.**

! **Also, Green Heron Landscaping has completed work on the drainage problems behind buildings 5, 6, and 7.**

! **A/C work is progressing; according to Roger today, Bronson was working on building 4.**

- **No updated project list from Johnson, probably due to the permitting hold up.**

- **The Board members have been sharpening their pencils based on <u>many, many</u> deliberations concerning the 2024 budget and the finalizing of the assessments to pay for rebuilding. Lots of discussions have taken place. The budget committee's recommendations will be presented at the <u>next BOD meeting on Thursday, October 19 @ 9 a.m. EDT.</u> The final BOD vote for the 2024 financials will occur at the BOD meeting in early November.**

I hope to have more information for you before the meeting next week. No guarantee. Thanks SO MUCH for your patience and understanding!

~ Dave Miller 614-353-0951 dmillertch@gmail.com

<u>Monday, October 2, 2023</u> – Today's brief update:

- **I just received a message from Chris Dunn at SMC about our ability to access recorded BOD meetings remotely; he will have Cindy at the office send out an eblast message with a link for each of us to click on to access the recording of our Sept. 27 meeting. Look for that email very soon. Here is what I know about the link and accessing the recording:**

  - **Using a laptop or desktop computer is the best way to view the recording because the file is a large 240 megabytes. Your phone or tablet may not be able to accommodate that much memory.**

  - **To see the entire recording, you will need to download the file when prompted. If you do not download the file, you will only see 30 minutes of the recording. Where you find your**

downloads is determined by the way your computer is configured, but usually there is a "Downloads" folder in your system.

- **Please do not contact SMC for assistance in this process. Get help from family and friends if you encounter difficulty. I would help, but I am going to be away the remainder of this week, so I will not be able to access my computer. Next week, I will be available.**

! **Yesterday I received an email from Jean Knipp that I have copied and will share here:**

It is long overdue, but I want to send my thanks to all the Bay Village friends I received warm thoughts and concern through sympathy cards sent to me. I received so very many and it was comforting to know that so many there cared. As we go through the turmoil of one day, hopefully, returning to our winter homes, if kindness could make all this mess go away, we surely would have it finished by now. I hope everyone that is a part of Bay Village realizes what a special group we have there.
When something happens to one of our loved ones, we can always count on our friends at Bay Village. Over the 30 years Lou and I resided there, we saw the concern and kindness of friends and neighbors there. When I was in the hospital, many years ago, there was someone at our front door for two weeks, during my recovery time at home,with a warm dinner. That is the kind of community we have there, and I hope, especially at this time that we are rebuilding our winter residence, that all realize what a special group of people reside there.

Sorry this is so late, but I had mountains of paper work to go through, but with the help of our sons, it is almost finished.

I hope to see all of you again and thank you in person, but until then, know that I think the world of all of you who are so kind, at a time when I deeply needed it.

Much love and best wishes.
Jean Knipp

! **I will be out of my home office until next Sunday or Monday. I will certainly have more items to update for you by then. There are some questions from a few owners that I hope to get answers to by then, as well.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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certain buildings may be occupied, SMC and your Board will inform the owners of said buildings that they may move back in. This will likely be a building-by-building process, as required projects get completed. According to what we are told, the earliest that will be is mid-January, but NO PROMISES.

! **The testing of the windows and sliders has been completed; Rick Dearing (Altieri) is doing the follow up on the report to determine which windows and sliders will be covered by insurance. I will get more information on this over the next few days and share what I learn.**

Let me know if I missed anything of substance, and I will update. Our next BOD meeting will be on Thursday, October 19 at 9 a.m., not on the 18th

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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the many submissions contractors are providing the city. Knowing that, please understand that what you see on their website isn't the latest information concerning the permitting process. Finally, some of the requirements FMB is now requiring are more stringent, and they are more difficult for the contractors to provide. Two representatives for Clyde Johnson are going in person to expedite the process for us at BV. More on this at the Board Meeting this coming Wednesday.

! **The question about the billing for the temporary power in buildings 1, 2, and 3 has apparently been answered. Owners of a unit in building 1 received their first bill since Ian hit, and it was for $2,025! That amount was for 6 months of temporary electric for the entire building, not just for one unit. When management researched it today with fpl, the customer service rep found the problem and now the billing for those three buildings will go directly to SMC for us to pay. This mix up should not happen again, but if any other owner in those buildings receives any such billing, please contact me immediately.**

! **There are still things getting done at Bay Village, even with the delay in permitting. Below are pictures of continued insulation work and installation of storage doors.**

! **The next board meeting is Wednesday, Sept. 27 @ 9 a.m. EDT. We should get our meeting notices on Monday, if not before.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Thursday, September 14, 2023 – Here are a few photos of recent involved mansard installation work still in progress:

! **Next are photos of insulation work and the beginning of storage door replacement:**

! **Great News! Roger is back on the job and getting used to working without the hip troubles! He's still not 100%, but doing well.**

! **Management and Johnson Contractors are constantly checking with FMB officials concerning the permits for drywall hanging, but those permits have yet to be issued. This is a major complaint throughout the island, creating delays in recovery. I checked the**

FMB website yesterday, and our permits were actually applied for on August 3. Six weeks to issue permits is too long!! I will continue to monitor this and update as soon as I learn anything.

! **A/C replacements are continuing; new units are now installed at buildings 1, 3, 7, and 6! As of yesterday, the HVAC crew was working on building 5.**

! **Our next Board Meeting is scheduled for Wednesday, September 27 at 9 a.m. EDT.**

As we approach the one-year mark since the Ian monster attacked, we are all

aware of the many delays in getting things accomplished; with what I have witnessed and what I have been told by numerous individuals on the island, Bay Village is progressing as well as, or better than, most condo communities on the island. This whole process has stretched many of us to our limits, and it has tested our patience beyond what we could have ever imagined. We WILL get back, and Bay Village WILL be a comfortable, enjoyable place to live. Thank you to everyone for your many efforts, suggestions, criticisms, and, most importantly, your PATIENCE throughout. It will still be a few more months, as we all know, with many, many obstacles, hurdles, and roadblocks ahead, but we are getting there together.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Wednesday, September 6, 2023 -

- **First off, most of us have received our Lee County "Notice of Proposed 2023 Real Estate Property Taxes." From my personal perspective, I would caution you about the very low Market Value the county has placed on our units: it's my opinion that the much lower value listed was their way of giving us a tax break for 2023 so they would not have to go through the hassle of offering a partial refund like before. IF YOU ARE THINKING ABOUT IT, DO NOT SELL YOUR UNIT at such a ridiculously low price, or even close to it! Our condos are worth, and will be worth, just as much or more than they were pre-Ian. This is just from me – not management or the Board.**

- **Based on the report of our finance committee, the PRELIMINARY financial forecast for us is as follows: Since our future expenditures for both increased insurance rates and increased required reserves are predicted to rise dramatically, our budget for 2024 will increase by 55%. With that information, the**

committee has arrived at quarterly fees estimated at $2282. The assessments over the next 4-5 years are estimated to be $21,800. Please remember, these numbers can (and probably will) change before the Board votes on the budget in late October or early November. The final insurance claims can alter things, especially the assessments. Once the Board has given me the nod, I will post the complete Preliminary Budget and assessment information on the Bulletins Page of our website.

! **Rick Dearing stated that three more claims are yet to be filed with insurance: (1) Windows and Sliders; (2) HVAC replacements; (3) Tennis court repair/replacement. When the results of the window/slider testing and the write-up for the HVAC are available in a couple of weeks, Rick will go back to the insurance carrier to file the additional claims. He hopes to have info back by mid-October.**

! **Windows for those blown out are still approximately 5 weeks out. Johnson says sliders are 7 weeks out, but I didn't know of any sliders to be replaced yet. ???? After we receive the report of the recent pressure testing of the windows and sliders in a couple of weeks, I will post results here right away so we will all know about additional replacements!**

! **HVAC installations are complete in buildings 1, 3, and 7. The crew is beginning work on Building 6, and will go from there. Due to weather and other issues, that work has gone slower than planned, but it has re-started.**

! **Elevators are scheduled for repair in January; final electrical equipment that was scheduled for mid-December shipment is now pushed back to December 29; all fire alarm wiring and equipment are installed, and the devices for each unit will be installed after drywall is complete; installation of mansard roofing is continuing.**

Drywall was being delivered today. Insulation work is taking place now, but the drywall work is on hold due to lack of permits from FMB; Johnson filed for drywall permits on August 4! Storage doors are on site but still need painted and installed; this should be done relatively soon, but it will take time even after they begin. I will work on an updated project schedule as soon as I can and place it here when completed.

! **Other projects like the pool restrooms and sauna, the pool fencing, the maintenance building, building painting, walkway railings, and even more, are yet to be determined.**

! **Explanation for some of the excessive fpl electric bills for individual owners is still under investigation. Johnson folks are trying to get answers, and at least one owner has an fpl rep coming out to check next week. I will update as soon as I get any details.**

That's my re-cap of today's meeting; if I missed anything of importance or if I stated anything incorrectly, please advise. ~ Dave Miller **dmillertch@gmail.com 614-353-0951**

Wednesday, August 30, 2023 – Afternoon Update -

! **Upon inspection this morning, a few units had some water intrusion from Idalia; here is a copy of part of the email sent by Janet a few minutes ago:**

"This is the list of units where minor leaks were found post Hurricane Idalia. None of which were bad leaks, more so a damp spot on the Ram-board or concrete floor: 264, 258, 248, 241

All leaks seem to be from the mansards."

Clyde Johnson is addressing those minor leaks.

! **Update on Roger: He had a "minor" setback; the medication he has been taking created an ulcer, so Roger went back into the hospital. The ulcer is now healing itself and Roger is supposed to**

get back home today. If all goes well from here on for him, he is scheduled to return to work on September 11.

~ Dave Miller   614-353-0951   dmillertch@gmail.com

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Wednesday, August 30, 2023 –

- **Hurricane Idalia has passed by FMB after leaving lots of rain and some storm surge in lower lying areas. Although minor flooding occurred in nearby streets, Bay Village was spared. If there are any further reports of wind damage or water intrusion from the rains at BV, I will report it here.**

~ Dave Miller   614-353-0951   dmillertch@gmail.com

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Tuesday, August 29, 2023 -

- **Although there are numerous reports of minor flooding at FMB, things are still good at Bay Village. The exceptionally high tide today and the winds from off shore have created high, rough surfs on the beach, but nothing too alarming for us as of now. Below is a photo from an Indian Bayou residence, showing the back bay level reaching just to the top of our 5-6 dock around noon. This has happened a number of times over the past few years. It's high, for sure, but it is still no danger for BV today.**

- **Received a report today that Roger is feeling much better these days and is recovering nicely.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Monday, August 28, 2023 -

- **I have no updates concerning progress on any of our projects as of this morning, but I wanted to get something on here about the impending hurricane approaching Florida. I listened to the Governor's news conference and the FMB news conference, and all plans are in place "preparing for the worst, but hoping for the best." As of now, the storm path is well west and north of Southwest Florida, and any storm surge is projected to be minimal at FMB. *THIS, AS WE ALL KNOW, CAN CHANGE QUICKLY.* All eyes are focused on the track of the storm over the next 24-48 hours. More about this over the next couple of days.**

- **Here is information just sent via email from Janet at SMC: "At this time, Clyde Johnson is securing the property in anticipation of the storm. Anything that is loose on the roof will be removed. Dumpsters with debris will be picked up. Materials will be picked up and if not able to pick up will be strapped down and secured. Porta Potties strapped down and secured. Storage and Utility doors were scheduled to be delivered today; delivery has been held off until after the storm."**

- **Our budget committee plans to meet later this week to discuss next year's quarterly fees and the additional assessments needed to complete our recovery and re-building. Committee members are Rod Whitney, Chris Nickele, Rod Middleton, for sure, and maybe Chris Dunn (SMC employee). The committee will share their proposals and I will post them on this website ASAP. REMINDER: We will all have access to the committee's proposals, and we will all have an opportunity for input before the Board votes on any of their recommendations.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, August 21, 2023 – Although the project schedule I placed here on August 7 (Scroll down to see it.) is still about the same, there have been some minor adjustments. Those and some other pieces of information are as follows:

- **Work Projects:**

  - **Mansard work started this past week. There are still some materials that the roofers are waiting to arrive to get those completely finished, but that project is progressing.**

- **Drywall work in Building 7 will begin this week, as some of the insulation had yet to be completed. Drywall work on other buildings is still on hold due to permitting issues from FMB. More on this as soon as I get details.**

- **A/C work was stalled last week due to bad weather, but continuation is scheduled to pick up on Building 6 this week.**

- **No specifics about the elevators have been reported to me as of now. I hope to get some updates no later than our September 6 BOD meeting.**

• **<u>Other information:</u>**

- **Roger is doing better; he still has some swelling in his leg, but he is feeling better and recovering.**

- **If your unit had plumbing fixtures torn out, you may want to have shut-off valves replaced for your feed lines before the drywall is replaced. Most old valves will not shut off completely, and now would be a good time to get those updated – even your dish washer valves and clothes washer valves and hoses. That is your call and your responsibility.**

- **The amount and timing of future assessments have been questioned by a number of owners. Your Board and management are crunching numbers over the next few days and weeks to arrive at estimates. They will also be determining the 2024 quarterly fees. More information on this at the September 6 BOD meeting.**

That's all for now.   ~ Dave Miller 614-353-0951   dmillertch@gmail.com

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Monday, August 14, 2023 -

- **Roger came through hip replacement surgery well; he has experienced a good bit of pain, but the good news is he is now doing well. More on his recovery later.**

- **I hope to have additional updates on A/C replacement and other Bay Village progress in a day or two. Stay tuned.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Wednesday, August 9, 2023 – Although I know I will miss a few items, the following are some important takeaways from today's BOD meeting:

- **Anyone still needing to report items damaged by Servpro during their mitigation process, should do so immediately. The deadline to submit your items to Janet Middleton is August 25; her email is dgsuitor@smc-cam.com.**

- **Gary Beck will take over Roger's duties while Roger is out for hip replacement. I do not have contact information for Gary, but I will do my best to get that right away and let you know.**

- **Management will obtain quotes for surveying the property line(s) near our "main" entrance, stretching from the rear of Building 1 to at least the adjoining property on the west side of Noddy Tern. This is to determine which trees and other landscaping is actually ours to monitor, maintain and keep clear.**

- **Chris Nickele, Rod Whitney, Chris Dunn, and Rod M. will access the near-term expenses and arrive at a proposed amount to**

borrow to alleviate some of the immediate out-of-pocket costs for us owners. This should allow us to avoid additional assessments right away. Rod Whitney expressed that our quarterly fees will undoubtedly increase for 2024, nonetheless. That increase will be determined in the next 2-3 months and owners will be informed along the way.

! **Although we have a Project Schedule (see Monday's update), please remember that it is only a projection, and I post only what I receive from the contractor. Completion dates will certainly vary. Also, the completion of the permanent electrical equipment for buildings 1, 2, 3 does not include the main panels. Dwayne told us today that those panels will not arrive until after the New Year, and we should not expect occupancy until approximately FEBRUARY.**

! **Confirmation from Justin at Johnson Contractors that new window replacements for ones that were blown out are still 8-10 weeks off. Justin also told us that replacement of storage doors may be delayed a bit due to the lack of permits; the doors, however, <u>will open outward</u>, as we had previously requested.**

! **Johnson Contractors will be checking A/C and Power issues due to various reports over the past few weeks. In addition, they will communicate with FPL concerning the lack of electric charges for building 1, 2, and 3, as well as the charges for the power at the pool. No one has paid for that electricity to date, not even the Association.**

! **We will be getting quotes for repairing or replacing pool and tennis court fences and for rebuilding the pool cabana area. Dwayne, too, is formulating a side-by-side comparison of quotes for painting of all buildings for the board to vote on. This is critical, as some painting projects in S-W Florida are already well**

into 2024.

- Finally, the Board voted to choose the color on the left below for the new roof Mansards; it's as close to the originals as we could determine.

That's it from me today, Whew! If I missed anything of importance, please let me know; I'll update the update.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, August 7, 2023 –

Just below is a link to click on to access a *Newsweek* article about insurance issues in Florida and other high-risk areas (You may need to copy and paste the link into your address bar on your browser):

https://www.newsweek.com/florida-california-insurance-uninsurable-climate-change-1817260?amp=1

Here is an updated Project Schedule from Johnson Contractors (New entries added since July 13 are highlighted in yellow):

Permanent Electrical for Buildings 1, 2, 3 – Ordered. Arrival: Oct 2

Permanent Electrical Installations Bldgs 1, 2, 3 – October 3-31, 2023

Roofs – All flat roofing completed by July 20, 2023
Mansards Installed Bldg 7 – Aug 18-28, 2023
Mansards Installed Bldg 6 – Aug 29 – Sept 6, 2023
Mansards Installed Bldg 5 – Sept 7-15, 2023
Mansards Installed Bldg 4 – Sept 18-26, 2023
Mansards Installed Bldg 3 – Sept 27 – Oct 5, 2023
Mansards Installed Bldg 2 – Oct 6-16, 2023
Mansards Installed Bldg 1 – Oct 17-25, 2023

A/C – Installations:
Building 1 – July 14, 2023
Building 3 – July 17-25, 2023
Building 7 – July 26 – Aug 3, 2023
Building 6 – Aug 4-14, 2023
Building 5 – Aug 15-23, 2023
Building 4 – Aug 24 – Sept 1
Building 2 - Sept 4-13, 2023

Fire Safety Rough-ins:
Buildings 5, 6, 7 – May 1 – July 7, 2023
Buildings 3&4, 2nd Floor – July 10-14, 2023
Building 3, 1st Floor – July 14, 2023
Building 4, 1st Floor – July 17-21, 2023
Building 2, 2nd Floor – July 24-28, 2023
Building 2, 1st Floor – July 31 – Aug 4, 2023
Building 1, 2nd Floor – Aug 7-11, 2023
Building 1, 1st Floor – Aug 14-18, 2023

Site Lighting Installation – Aug 7-18, 2023

Insulation Installed:
Building 7, 1st Floor – July 24-28, 2023
Building 7, 2nd Floor – July 31 - Aug 4, 2023

Building 6, 1st Floor – Aug 7-11, 2023

Building 6, 2nd Floor – Aug 14-18, 2023

Building 5, 1st Floor – Aug 21-25, 2023

Building 5, 2nd Floor – Aug 28 – Sept 1, 2023

Building 4, 1st Floor – Sept 4-8, 2023

Building 4, 2nd Floor – Sept 11-15, 2023

Building 3, 1st Floor – Sept 18-22, 2023

Building 3, 2nd Floor – Sept 25-29, 2023

Building 2, 1st Floor – Oct 2-6, 2023

Building 2, 2nd Floor – Oct 9-13, 2023

Building 1, 1st Floor – Oct 16-20, 2023

Building 1, 2nd Floor – Oct 23-27, 2023

Ground Floor Storage Doors Installed:

Building 7 – July 31 – Aug 8, 2023

Building 6 – Aug 9-17, 2023

Building 5 – Aug 18-28, 2023

Building 4 – Aug 29 – Sept 6, 2023

Building 3 – Sept 7-15, 2023

Building 2 – Sept 18-26, 2023

Building 1 – Sept 27 – Oct 5, 2023

Drywall Hanging:

Building 7, 1st Floor – Aug 8-16, 2023

Building 7, 2nd Floor – Aug 17-25, 2023

Building 6, 1st Floor – Aug 21-29, 2023

Building 6, 2nd Floor – Aug 30 – Sept 5

Building 5, 1st Floor – Sept 5-13, 2023

Building 5, 2nd Floor – Sept 14-22, 2023

Building 4, 1st Floor – Sept 19-27, 2023

Building 4, 2nd Floor – Sept 28 – Oct 6, 2023

Building 3, 1st Floor – Oct 3 -11, 2023

Building 3, 2nd Floor – Oct 12-20, 2023

Building 2, 1st Floor – Oct 17-25, 2023

Building 2, 2nd Floor – Oct 26 - Nov 3, 2023

Building 1, 1st Floor – Oct 30 - Nov 7, 2023

Building 1, 2nd Floor – Nov 8-16, 2023

Drywall Finishing:

Building 7, 1st Floor – Aug 28 – Sept 5, 2023

Building 7, 2nd Floor – Sept 6-14, 2023

Building 6, 1st Floor – Sept 6-14, 2023

Building 6, 2nd Floor – Sept 15-25, 2023

Building 5, 1st Floor – Sept 25 – Oct 3, 2023

Building 5, 2nd Floor – Oct 4-12, 2023

Building 4, 1st Floor – Oct 9-17, 2023

Building 4, 2nd Floor – Oct 18-26, 2023

Building 3, 1st Floor – Oct 23-31, 2023

Building 3, 2nd Floor – Nov 1-9, 2023

Building 2, 1st Floor – Nov 6-14, 2023

Building 2, 2nd Floor – Nov 15-23, 2023

Building 1, 1st Floor – Nov 17-27, 2023

Building 1, 2nd Floor – Nov 28 – Dec 6, 2023

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Saturday, August 5, 2023:

- **I have placed on the Bulletins Page of this website the report of our structural inspection by engineers. The report is from two months after the storm, and it is quite thorough. The good news is that it states that our buildings are structurally safe, which we were told all along.**

- **Roger informed me that he will be out approximately 4 weeks for (long-overdue) hip replacement. His surgery is scheduled for this coming Thursday, August 10. If you are so inclined, this may be a great time to show him your appreciation for hanging with all of us by sending him a card and possibly a monetary thank-you. Send your items to SMC, 15751 San Carlos Blvd., Suite 8, Fort Myers, Florida 33908 Attn: Mr. Roger Davis.**

- **July Progress includes the following:**
  - **Passed Pool inspection by Health Dept., (but still not open)**
  - **Loss assessment fees (notices) sent out to owners**
  - **FMB Re-entry Passes issued by the town to all applicants**
  - **A/C Equipment installations began**
  - **Pressure Testing of Windows approved by BOD**
  - **Project Schedule provided by Johnson Contractors**
  - **All New Mansard Roofs Approved**
  - **All Sight Lighting Approved**
  - **Status of Insurance Coverage and Premiums Revealed**

- **The next Board meeting is scheduled for Wednesday, August 9 at 9 a.m. EDT.**

~ Dave Miller 614-353-0951 ***dmillertch@gmail.com***

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Monday, July 31, 2023 – Just a little to report today -

- **The Outrigger and Charley's Boathouse sold for $38.2 Million this week to the same developer that built the new Grandview project at the former FMB golf course. Doc Ford's re-opened today!**

- **Most of us should have received our FMB re-entry passes by now. I received mine on Friday after applying for them just last Monday. The Town is efficient with this effort. If you haven't gotten yours yet, here's how they look:**

- **The window inspections reported in my last update includes inspection of the sliders, as well.**

More later this week as I get further reports on our A/C installation and other progress.

~ Dave Miller   614-353-0951   ***dmillertch@gmail.com***

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Thursday, July 27, 2023 – After our BOD meeting today, here are my updates:

- **Insurance coverage and costs over the next few years will require diligence on the part of the management, the board of directors,**

and the owners. The costs, obviously, have risen and they likely will remain expensive in Florida, especially on a barrier island like Estero Island. According to Ali Pool, our insurance agent, we are fortunate to have a company that will continue to insure us after Ian; a number of associations have totally lost their insurance coverages. Ali also said that she will monitor closely the market and attempt to obtain the best value for our dollars, but the market will be difficult for at least the next 3-4 years. Please find the requested current insurance policies for your Bay Village Club Condominium Association loaded later today onto the Bulletins Page of this website.

! **In a related matter, the amount of our 2024 condo fees is yet to be determined. Management and your Board will calculate all of the projected expenses for 2024 and have a full explanation after we get a little closer to the end of 2023. No budget meetings have been scheduled to date, but when they are, I will make sure everyone knows when those will occur. Budget meetings usually include your board treasurer, one other board member, and representatives of management. Their recommendations will be presented for all to see, and amendments can be made as necessary before the BOD vote on acceptance of the entire budget and the amount of quarterly fees, etc.**

! **Finally, we learned today that window inspections will begin on August 2. From August 2 through August 9, the glazing will be inspected for any compromised windows. On August 21, 22, 23, pressure testing to determine water leaks will take place. As soon as I get any reports for those tests, I will share.**

It's good we are at this point in discussions and in our recovery, even though we would like to be further along. We are making progress, and we are planning for what lies ahead. Let's continue to work together to get Bay Village back in operation in the not-too-

distant future!

More later – Dave Miller 614-353-0951
dmillertch@gmail.com

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Wednesday, July 26, 2023 – Here are today's updates:

- **Gail L. (#128) and George A. (#155) shared with me that their FMB Re-Entry Passes arrived at their northern locations the past couple of days. If you applied for yours recently, look for them in the mail soon. This is my last reminder for you to apply for your Re-Entry Passes if you haven't already done so. See my July 12 Update below for details.**

- **Tomorrow's BOD meeting is at 12:30 p.m. EDT. If you did not receive an eblast with the Zoom invitation today, please ship an email to me and I will share mine. The meeting is strictly an informational meeting about our association insurance coverage. Nothing urgent or alarming, but our agent will be our guest to present details. There are no other items on the agenda.**

- **Our pool was inspected by Department of Health; until restrooms are repaired, the pool is to remain closed. Inspector stated, however, that the pool water is clear and the pool equipment is working. The pool must be kept clear to prevent it from becoming a "Sanitary Nuisance" and to avoid a $500 per day fine. We will keep the equipment running to keep the water clear, for sure!!**

"See" you at tomorrow's meeting. *Dmillertch@gmail.com* 614-353-0951

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Friday, July 21, 2023 – Only a few updates to close out this week:

- **According to two sources, the A/C units are up and running in Buildings 1 and 3; as of yesterday, the crew started working on Building 7. They are ahead of schedule for now, so let's hope the good weather forecast holds and all else stays positive to get the other buildings on line with air conditioning. REALLY GREAT NEWS!**

- **Storage doors are scheduled for delivery the 2nd week of August.**

- **DO NOT PROCRASTINATE: If you did not apply for your FMB Re-Entry Passes, be sure to scroll down to my July 12 Update for instructions. It is important for you to do this in case our island is closed off to everyone except residents, workers, or business owners after an evacuation (like after the Ian monster!).**

- **Management is attempting to schedule a one-item Zoom meeting for Thursday, July 27, with important insurance details including coverage and premium updates from our agent. If you received a Zoom invitation, please be aware the time may change. As soon as I get confirmation for the time of that meeting, I will post it here, and you should receive your correct Zoom invitation via email.**

- **I still have a couple of individuals' questions in to management that I have not gotten answers for. Please understand that I will do my best to get your answers and let you know asap.**

That's all for today – More updates as I get them.   Dave Miller 614-353-0951
dmillertch@gmail.com

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Monday, July 17, 2023 – Below are some sample pictures from Dwayne F and T.J. Grunwald of the roof repair/replacement and the back wall repairs that I promised some days ago:

Building 5 Rooftop

Building 7 Rooftop

(Below) Samples of wood sheeting and stucco repairs on back walls; painting will be done when all buildings are painted:

! **A few days ago, Ron and Gail Dahl shared with me information about a Beach Talk Radio Youtube session with FMB condo representatives about their situations. The recording is from either June 29 or July 6, so it is fairly recent. It is about an hour long, but the interviews illustrate that FMB condo associations are all facing similar challenges on the road to recovery and re-opening. Here is the link to that session; you may need to copy and**

paste the link into your main address bar on your computer, iPad, or phone internet search engine:

https://www.youtube.com/watch?v=P41qpTE2dH0&t=1647s

That's all from me at present. More coming your way soon, I hope.
~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Thursday, July 13, 2023 – (7-14-23: Edited the windows info just below in red. My error yesterday. Thanks J. Nichols. and Leonard P. for catching it.) **<u>If you did not read yesterday's update, be sure to scroll down and read it; there are a couple of very important items on it.</u>** **Today's BOD meeting was productive! Here are some highlights:**

- **The Board approved replacing the washed out gravel areas behind buildings 1, 2, and 3 with cement instead of gravel. The cost to upgrade to cement was not much more than reinforcing the areas and putting back the gravel.**
- **New windows are on order for those that were completely blown out. It will still be 12-16 weeks before those arrive to be installed.**
- **Also, the Board approved to have windows pressure tested for leaks to see which additional windows will need replaced.**
- **Board approved paying Servpro all except $200,000 of their bill. Withheld funds will be for any monies Servpro may have to reimburse owners for damages.**
- **An audit of our books was also approved for years 2022, 2023, and 2024.**
- **Sight Lighting mentioned earlier and in the project schedule below is the lighting throughout the grounds on the poles. That project includes replacing the wiring and all of the fixtures.**
- **Johnson Contractors finally provided us with a tentative project schedule. I did not list permitting and most ordering dates in the schedule below, but I listed everything else that was on the file we**

were sent. REMEMBER, this is a plan, and the dates may vary a bit as we move forward. The schedule only goes for the next 8 weeks. We will get subsequent dates later.

Here is the Project schedule for the next two months:

Permanent Electrical for Buildings 1, 2, 3 – Ordered. Arrival: Oct 2, 2023 – Installation to be Determined

Roofs – All flat roofing completed by July 20, 2023
Mansards Installed Bldg 7 – Aug 18-28, 2023
Mansards Installed Bldg 6 – Aug 29 – Sept 6
Mansards Installed in other buildings -To Be Determined

A/C – Installations:
Building 1 – July 14, 2023
Building 3 – July 17-25, 2023
Building 7 – July 26 – Aug 3, 2023
Building 6 – Aug 4-14, 2023
Building 5 – Aug 15-23, 2023
Building 4 – Aug 24 – Sept 1
Building 2 - Sept 4-13, 2023

Fire Safety Rough-ins:
Buildings 5, 6, 7 – May 1 – July 7, 2023
Buildings 3&4, 2nd Floor – July 10-14, 2023
Building 3, 1st Floor – July 14, 2023
Building 4, 1st Floor – July 17-21, 2023
Building 2, 2nd Floor – July 24-28, 2023
Building 2, 1st Floor – July 31 – Aug 4, 2023
Building 1, 2nd Floor – Aug 7-11, 2023
Building 1, 1st Floor – Aug 14-18, 2023

Site Lighting Installation – Aug 7-18, 2023

Insulation Installed:

Building 7, 1st Floor – July 24-28, 2023

Building 7, 2nd Floor – July 31 - Aug 4, 2023

Building 6, 1st Floor – Aug 7-11, 2023

Building 6, 2nd Floor – Aug 14-18, 2023

Building 5, 1st Floor – Aug 21-25, 2023

Building 5, 2nd Floor – Aug 28 – Sept 1, 2023

Building 4, 1st Floor – Sept 4-8, 2023

Remaining Buildings – To Be Determined

Ground Floor Storage Doors Installed:

Building 7 – July 31 – Aug 8, 2023

Building 6 – Aug 9-17, 2023

Building 5 – Aug 18-28, 2023

Building 4 – Aug 29 – Sept 6, 2023

Building 3 – Sept 7-15, 2023

Building 2 & 1 – To Be Determined

Drywall Hanging:

Building 7, 1st Floor – Aug 8-16, 2023

Building 7, 2nd Floor – Aug 17-25, 2023

Building 6, 1st Floor – Aug 21-29, 2023

Building 6, 2nd Floor – Aug 30 – Sept 5

Building 5, 1st Floor – Sept 5-13, 2023

Remaining Buildings and Floors – To Be Determined

Drywall Finishing:

Building 7, 1st Floor – Aug 28 – Sept 5, 2023

Building 7, 2nd Floor – Sept 6-14, 2023

Remaining Buildings – To Be Determined

That's all for now. **Dave Miller 614-353-0951 dmillertch@gmail.com**

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Wednesday, July 12, 2023 – Sorry it's been a few days since my last update. Life happens! I have a number of items to share since last week:

- **FMB will be requiring new Re-Entry passes during any future storm/emergency evacuations.** ***DON'T PROCRASTINATE!*** **Use the following information I copied from the FMB website to obtain your passes:**

July 10, 2023

To get your new hurricane pass you can go to the temporary Town Hall at 2545 Estero Boulevard, M-F from 8:30AM to 4:30PM. You'll need to bring proof you're a resident or business owner.

One form of identification that confirms status as a resident, property owner, or business owner needs to be produced before a pass can be issued. Identification can include driver's license (if it shows a beach address), utility bill, deed, rental agreement or mortgage statement, or tax records.

If you are out of town, email hurricane@fmbgov.com with pictures or files of the document that shows eligibility. Please include the address that the Town should use to mail passes.

Anyone who lives in the town, owns property in the town, or owns or manages a business in the town is eligible to receive two hurricane re-entry passes. Everyone who is eligible must secure new passes. **Prior year passes will not be honored.**

- ***Here is some of the best news yet!*** **A message from management on Tuesday in part states the following:**

"Attached is a change order from Clyde Johnson which basically indicates that:

All mansard roofs will be replaced.

All sight lighting will be replaced.

This will be completed with *insurance proceeds* and from the savings that Dwayne Fleming (miracle worker) saved the Association in Electrical Costs."

This means that the mansard roofs (the sloped part of the roofs that we see from below) will all be replaced. I am uncertain what the "sight lighting" entails; I will ask at tomorrow's BOD meeting.

! **Updates for completion of other roofing, fire safety equipment progress, new windows and A/C installation, and timelines for other items will all be given at tomorrow's meeting, as well.**

I have had some other questions from owners that I have no answers for as of yet, but I will continue to try to get those answers and get back with those owners. Hang in there!

Dave Miller 614-353-0951 dmillertch@gmail.com

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! **Progress for June includes the following:**

- **Completion of roofs** **(I have some photos from Dwayne I will post soon.)**
- **Fire Alarm System wiring started**
- **Damaged wood sheeting on buildings replaced** **(Photos from Roger of this project coming soon, too.)**
- **Stucco repair completed where sheeting was replaced**
- **A/C equipment delivered and work started**
- **Pool equipment replaced and running**
- **Pool heaters delivered, but not yet installed**

! **Management, Johnson Contractors, and Dwayne Fleming are concurrently procuring bids or arranging repairs for the elevators, storage doors, pool and tennis court fencing, pool restrooms and sauna repairs, and other projects. There will be much more detail on these items at the next BOD meeting and within the following few weeks.**

! **I have placed the obituary for Nancy Schultz on the Owners' Page of this website.**

More updates later this week! ~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Wednesday, June 21, 2023 – Only a couple of updates today:

! **Fire alarm wiring is now occurring in building 5 and 6.**

! **All wood sheeting that needed replaced around windows and on back walls has been replaced and the stucco re-applied. When painting is done later on, things will be much better in those places.**

! **No more updates on here until I return approximately July 1.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Monday, June 19, 2023 – Following today's BOD meeting, here are my takeaways:

- **Roofing work to be finalized on Building 2 this week; that will complete the flat part of roofs for all 7 buildings! The mansard sections, the angled metal roof areas we see from the ground, are yet to be repaired/replaced. Confirmation on those areas is to be determined.**
- **Windows are continuing to be an issue; there are a number of them that were blown out that will obviously need replaced, but some others that were compromised are still in limbo. We still need to ascertain which additional windows, sliders, or front-door sidelites should be covered by association insurance. Management will communicate with Johnson Contracting to get experts in there to evaluate those items asap. It will be a cost item for the association to get the evaluation, but it may save many thousands of dollars for individual owners in the long run.**
- **Fire alarm system wiring has begun; only a small crew working on this at present; further updates as I get them.**
- **New main water valves in six units will be replaced with cost being billed to owners by SMC. Management will contact those unit owners directly.**
- **Management will get quote for an audit of our financials for years 2022, 2023, and 2024. At the next meeting, the Board will vote on getting those audits completed. With the amount of funds in and out over those three years, we have thought it best to arrange for that to be done.**
- **A/C condenser units and the heater units for the pool are now on site. Condenser installation to begin this week. The pool heaters will be installed and checked, but we will not continue to run them until the complex is open for occupancy.**
- **The Board approved the $8,000 assessment. Management understands that the wording and "billing" information are critical for us to receive the "loss assessment" insurance proceeds from our individual HO6 insurance policies. The official**

information will be sent out very soon, but as stated before, $4,000 due on August 1, and $4000 due on September 1.

! **Hurricane related financial information appears below. Please do not ask me for an explanation for any of these documents. Direct any of those specific questions to Rod Whitney, Chris Nickele, or management.**

General Ledger Trial Balance with Details
Bay Village Condo Assoc.
Accts: 13-1520-00-00 To: 13-1525-02-00 Dates: 10/1/2022 - 6/7/2023

Date: 6/7/2023
Time: 5:31 pm
Page: 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
13-1520-00-00	Prepaid Hurricane Expenses	$-	$4,487,533.31	$5,820,313.72	($1,332,780.41)

Date	GL Ref #	Debit	Credit	Description
10/25/2022	1160292	$ 6,194.20	$ -	Prepaid Hurricane Expenses Inv: 0074944 Golf & Electric Vehicles, Inc.
10/31/2022	1165868	1,240.32	-	move trash Oct to ppd hurricane
11/01/2022	1171881	23,415.00	-	Prepaid Hurricane Expenses Inv: 40610 Green Heron LLC
12/01/2022	1217021	-	73,666.09	Rcls PP Hurricane Expenses
12/07/2022	1216752	316.57	-	Prepaid Hurricane Expenses Inv: 220773 Gavins Ace Hardware, Inc
12/12/2022	1183049	2,500.00	-	Prepaid Hurricane Expenses Inv: 10800 Destefano Engineering Group
12/27/2022	1199785	40,000.00	-	Prepaid Hurricane Expenses Deposit Inv: 453107 Price Electric - Robins
01/01/2023	1234915	1,100,000.00	-	Prepaid Hurricane Expenses Inv: 5989 Servpro of Fort Smith
01/04/2023	1216749	684.00	-	Prepaid Hurricane Expenses Inv: 4300154 Becker & Poliakoff, PA
01/16/2023	1235223	6,000.00	-	Prepaid Hurricane Expenses Inv: 2399 Twin Palms Tree Service
01/18/2023	1235219	5,500.00	-	Prepaid Hurricane Expenses Inv: Proposal 23118 Neptune Pool Service Inc
01/19/2023	1232342	5,792.50	-	Prepaid Hurricane Expenses Inv: Estimate 16424 Monarca Services Inc
01/27/2023	1234913	800,000.00	-	Prepaid Hurricane Expenses Inv: 12612 Clyde Johnson Contracting & Roofing Inc
01/31/2023	1240260	-	1,017,666.50	Rcls PP Hurricane Expenses
01/31/2023	1254368	-	9,400.00	Destefano invoice error
02/15/2023	1238226	5,792.50	-	Prepaid Hurricane Expenses Inv: 16424-bal Monarca Services Inc
02/28/2023	1257675	3,617.50	-	Rcls PP Hurricane Expenses
03/01/2023	1262879	160,000.00	-	Prepaid Hurricane Expenses Inv: RO2210015 Allied Insurance Consultants
03/01/2023	1262872	5,500.00	-	Prepaid Hurricane Expenses Inv: 60765 Neptune Pool Service Inc
03/01/2023	1262874	2,305.00	-	Prepaid Hurricane Expenses Inv: 27364 Reflow Plumbing, LLC
03/01/2023	1262876	438.00	-	Prepaid Hurricane Expenses Inv: 27367 Reflow Plumbing, LLC
03/01/2023	1262878	388.73	-	Prepaid Hurricane Expenses Inv: 32673 Sabal Signs, Inc
03/01/2023	1262880	1,300.00	-	Prepaid Hurricane Expenses Inv: 000245 Twin Palms Tree Service
03/23/2023	1262872	-	5,500.00	Prepaid Hurricane Expenses (Reversal - voided check); Neptune Pool Service Inc Chk # 28 Inv: 60765 Neptune Pool Service Inc
03/31/2023	1286159	-	164,431.73	Rcls PP Hurricane Expenses
04/14/2023	1286291	91,274.63	-	Prepaid Hurricane Expenses Inv: 454509 Price Electric - Robins
04/24/2023	1305573	1,408,754.00	-	Prepaid Hurricane Expenses Inv: 13680 Clyde Johnson Contracting & Roofing Inc
04/30/2023	1311217	-	1,500,028.63	Rcls PP Hurricane Expenses
05/01/2023	1262880	-	1,300.00	Prepaid Hurricane Expenses (Reversal - voided check); Twin Palms Tree Service Chk # 28 Inv: 000245 Twin Palms Tree Service
05/03/2023	1299078	-	15,261.25	Hartford Flood

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Olivia, Oldham, Cox & Associates

General Ledger Trial Balance with Details
Bay Village Condo Assoc.
Accts: 13-1520-00-00 To: 13-1525-02-00 Dates: 10/1/2022 - 6/7/2023

Date: 6/7/2023
Time: 1:31 pm
Page: 2

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
05/19/2023	1317334	$ 670,429.20	$ -	Prepaid Hurricane Expenses Inv: 3431 Clyde Johnson Contracting & Roofing Inc				
05/23/2023	1315082	146,111.16	-	Prepaid Hurricane Expenses Inv: 383664 Allieri Insurance Consultants				
05/24/2023	1315617	-	1,129,462.15	Hartford Flood				
05/24/2023	1315617	-	1,003,297.37	Hartford Flood				
13-1525-02-00	Pre Paid Hurricane Expenses				-	3,656,092.95	3,617.50	3,578,809.36
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
12/01/2022	1217021	$ 73,666.09	$ -	Rcls PP Hurricane Expenses				
01/31/2023	1240260	1,917,966.50	-	Rcls PP Hurricane Expenses				
02/28/2023	1257675	-	3,617.50	Rcls PP Hurricane Expenses				
03/31/2023	1286150	164,431.73	-	Rcls PP Hurricane Expenses				
04/30/2023	1311217	1,500,028.63	-	Rcls PP Hurricane Expenses				
			Totals:		**$0.00**	**$8,143,626.26**	**$5,823,931.22**	**$2,246,028.95**

Olivia, Oldham, Cox & Associates

General Ledger Trial Balance with Details
Bay Village Condo Assoc.
Accts: 13-1520-00-00 To: 13-1525-02-00 Dates: 5/1/2023 - 6/7/2023

Date: 6/7/2023
Time: 1:12 pm
Page: 1

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
13-1520-00-00	Prepaid Hurricane Expenses				$-	$816,540.36	$2,149,320.77	($1,332,780.41)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
05/01/2023	1262880	$ -	$ 1,300.00	Prepaid Hurricane Expenses (Reversal - voided check); Twin Palms Tree Service Chk # 28 Inv: 000245 Twin Palms Tree Service				
05/03/2023	1290276	-	15,261.25	Hartford Flood				
05/19/2023	1317334	670,429.20	-	Prepaid Hurricane Expenses Inv: 3431 Clyde Johnson Contracting & Roofing Inc				
05/23/2023	1315082	146,111.16	-	Prepaid Hurricane Expenses Inv: 383664 Allieri Insurance Consultants				
05/24/2023	1315617	-	1,129,462.15	Hartford Flood				
05/24/2023	1315617	-	1,003,297.37	Hartford Flood				
13-1525-02-00	Pre Paid Hurricane Expenses				3,578,809.36	-	-	3,578,809.36
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
			Totals:		**$3,578,809.36**	**$816,540.36**	**$2,149,320.77**	**$2,246,028.95**

Bay Village Analysis as of 6/7/23

Dollars received	
Insurance Claims - Jan 2023	$2,000,000.00
Insurance Claims - Apr 2023	$701,141.49
Insurance Claims - Apr 2023	$1,109,986.86
Insurance Claims - May 2023	$15,261.25
Insurance Claims - May 2023	$1,129,462.15
Insurance Claims - May 2023	$1,003,297.37
Special Assessment	
Owners in Arrears	
Owners prepaid	
Net Special Assessment	$-
Total Dollars Received	**$5,959,149.12**
Hurricane Expenses Paid	
Serv Pro	$(1,100,000.00)
Clyde Johnson	$(2,879,183.20)
Altieri Insurance	$(306,111.16)
Price Electric	$(131,274.63)
Green Heron	$(23,415.00)
Twin Palms	$(7,300.00)
Monarca	$(11,565.00)
Reflow Plumbing	$(2,743.00)
Golf & Electric	$(6,194.20)
Destefano	$(2,500.00)
Neptune Pool	$(5,500.00)
Other	$(2,629.62)
Total Hurricane Expenses Paid	**$(4,478,415.81)**
Net Hurricane Funds Remaining	**$1,480,733.31**
Cash Available as of 6/7/23	
Operating acct	$295,910.00
Reserves acct	$184,955.06
Insurance ICS acct	$1,481,186.61
Actual Cash Available	**$1,962,051.67**

My next update will be on Wednesday, June 21. After that I will be away from my home office until at least July 1. Dave Miller 614-353-0951 dmillertch@gmail.com

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Thursday, June 15, 2023 – Today's update:

- **A/C condenser units are now scheduled to arrive at Bay Village on Monday, June 19. Those condenser units will immediately be**

placed on top of buildings with completed roofs, and the installations will begin.

- **Roofing work on Building 4 is complete; Building 3 should be done by today or tomorrow; then the work on Building 2, the final one, will begin by Monday, the 19th.**
- **Pool equipment has been installed and Roger and Neptune Pool Company are monitoring the pumps, filters, and all related items. I'm not certain about the pool heaters, but I will ask and report back asap.**
- **A crew has started installing the new fire alarm system, beginning with Building 6.**
- **I have received a number of questions about almost every aspect of our recovery; At Monday's meeting I will be asking for answers and explanations from particular individuals. If I do not pose your question(s), please speak up at the appropriate time.**
- **If you want to go to Bay Village, but you don't have a place to stay, unit owner Bertha Luongo's daughter has a 3-bed, 2-bath condo at Santa Maria, just down the beach. She will rent at a fair rate. It is a 7-day minimum rental available until Nov. 1. Call Cindy at 781-443-4005.**
- **Some statements folks are making are not factual; just like a few weeks ago when we were told that roofing permits we had in hand were not issued, there are other mis-statements going around. Please get the "straight scoop" at Monday's meeting.**

Can't tell you how happy I am to share the above good news and progress! If I have more news before Monday's meeting, I will post it; otherwise, see you on Monday at 9 a.m. EDT. **Dave Miller dmillertch@gmail.com 614-353-0951**

Monday, June 12, 2023 – Sad news from over the weekend: Nancy Schultz, Building 7 owner and full-time resident, has died. When I get an obituary, I will post it on the Owners' Page.

~ Dave Miller dmillertch@gmail.com 614-353-0951

Thursday, June 8, 2023 – Good Evening, Bay Village! I haven't had much to update lately, but here are some things tonight.

- **A/C work is scheduled to begin some time next week, June 12-16. A number of owners whose air handlers were not on the list to be replaced (see June 1 update) have expressed interest in paying to have one installed anyway. They have contacted Bronson HVAC for details. If you wish to have yours replaced at your own expense because yours was not on the list to be covered by association insurance, please call Bronson at 239-699-1090.**

- **If you would like Johnson Contractors to complete work in your condo once the drywall is installed, please use one of these email addresses to make the initial contact:**
  Bayvillage@johnsongroup.global or
  Elizabeth@johnsongroup.global.

- **I have had a couple of owners contact me about wording in the notice sent out about the impending assessments. The problem they have experienced is their individual HO6 insurance company wants specific language in order for them to pay the loss assessment claim. Please understand that insurance companies will try to find any excuse NOT to pay those claims. I am alerting management that the wording of the assessments MUST BE such that those companies will honor their commitment to pay the loss assessment that we are all entitled to. More on this as we get closer to June 19 when the assessment will be officially adopted by the Board.**

! **As an aside, I just learned on Tuesday that the Florida legislature passed a bill to penalize employers with a third degree felony if they hire illegal immigrants; before, employers were not sanctioned for hiring illegals. We had a shortage of workers before; now this has magnified the problem. This situation will, undoubtedly, slow some of our recovery!**

! **Our next Bay Village Board Meeting is scheduled for June 19, 2023 at 9 a.m. EDT. The main reason for the meeting is to finalize the initial assessments.**

Hope you are well and avoiding the smoke from the Canadian wildfires. More info when I get it. (It's been smoggy in Ohio!)

~ Dave Miller - 614-353-0951 dmillertch@gmail.com

Thursday, June 1, 2023 - Here are a couple of items for today:

! **Justin of Johnson Contracting sent me a list of condo units that will be receiving new air handlers (inside HVAC equipment) in addition to the roof-top condensers we will all receive. Here is the list:**

102, 103, 205, 211, 118, 121, 224, 226, 127, 133, 233, 234, 135, 237, 238, 242, 251, 152, 154, 256, 257, 162, 164, 166

If your unit is not on the list and you want your air handler replaced at your expense, please send an email to me with the best contact information for you; I will make certain the HVAC company gets that information. They will contact you directly for details afterwards.

! **Moni and Tom Franks (unit 221) were in Florida the past few days and visited Bay Village to do some work on their unit; Moni asked me to share the following:**

"THANK YOU to our amazing BV Board of Directors!! I have recently learned from long time residents of FMB who own an FMB Real Estate Co & who are very connected in the FMB community that at least 5 condo associations on the island have had their entire Board of Directors quit because of the negative & unkind communication from condo owners. As a result, their re-build has totally stopped since there is no Board to make decisions on next steps.

I know all of you on the Board have been working tirelessly on our behalf & often with not very favorable feedback but I'm here to say that without YOU & ALL of your efforts, we would not be making the progress we are.

Tom & I THANK YOU from the bottom of our hearts for ALL you have been doing for all the Bay Village owners."

Thank you, Moni and Tom! ~ **Dave Miller** **dmillertch@gmail.com 614-353-0951**

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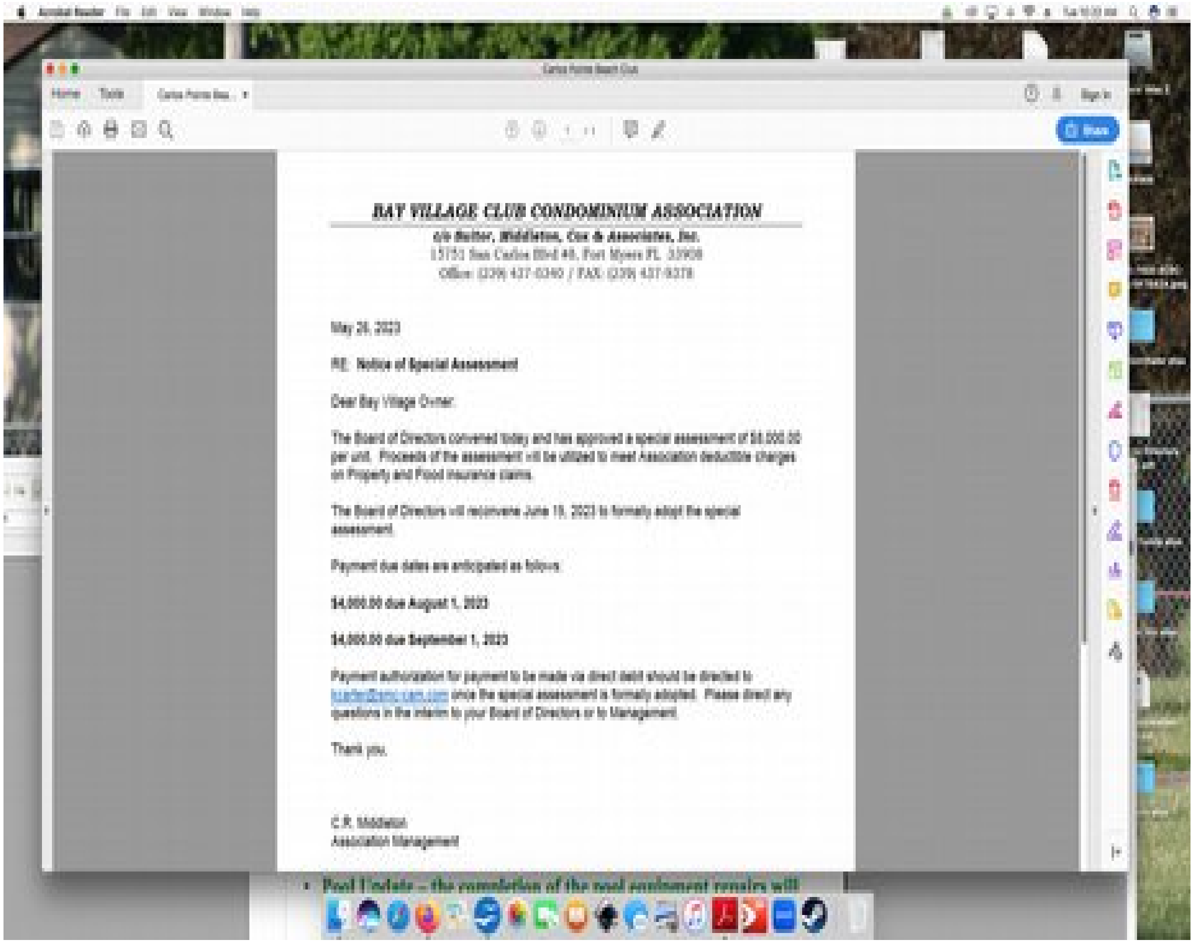
Tuesday, May 30, 2023 – This morning's Update:

- **Management has sent out the notice for the June 19th Board of Directors meeting to formally adopt the upcoming assessment. If you receive your materials from SMC via USPS only, it may be a few more days before you get the actual letter. Here is a screen shot of the letter:**



BAY VILLAGE CLUB CONDOMINIUM ASSOCIATION
c/o Butter, Middleton, Cox & Associates, Inc.
15751 San Carlos Blvd #8, Fort Myers FL 33908
Office: (239) 437-0340 / FAX: (239) 437-9378

May 26, 2023

RE: Notice of Special Assessment

Dear Bay Village Owner:

The Board of Directors convened today and has approved a special assessment of $8,000.00 per unit. Proceeds of the assessment will be utilized to meet Association deductible charges on Property and Flood insurance claims.

The Board of Directors will reconvene June 15, 2023 to formally adopt the special assessment.

Payment due dates are anticipated as follows:

$4,000.00 due August 1, 2023

$4,000.00 due September 1, 2023

Payment authorization for payment to be made via direct debit should be directed to [illegible] once the special assessment is formally adopted. Please direct any questions in the interim to your Board of Directors or to Management.

Thank you.

C.R. Middleton
Association Management

- **Roof work continued at Bay Village, even on Memorial Day yesterday.**

~ Dave Miller dmillertch@gmail.com **614-353-0951**

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Saturday, May 27, 2023 – My synopsis of the May 26 BOD meeting is as follows:

- **Roof work re-started on Thursday, May 25, on building 4. Dwayne Fleming walked on at least one roof and he reported that the workmanship is topnotch. The mansard sections of the roofs will be replaced or repaired at a later date.**
- **Pool Update – the completion of the pool equipment repairs will occur beginning June 12; this includes the pool pump equipment and the heaters. The work will only take 2-3 days. The pool fence**

will be repaired/rebuilt later.

- New Fire Alarm System – We have made the deposits for this project. Johnson Contractors stated that with this job the crew may begin even though permits have not been issued. Work will begin on this soon.
- The elevator project will still be a while, but the elevator company has the equipment and materials on hand.
- Although reported earlier, all 108 A/C condenser units on the roofs will be replaced, either via insurance coverage or by the association. Rick Dearing will file the claim with our insurance carrier(s) when he has the final tally. Air handlers inside the condo units will also be replaced as necessary. According to Dwayne, that work will begin within the next two weeks.
- THIS COMING WEEK I WILL GET A LIST OF THE AIR HANDLERS THAT WILL BE REPLACED AND POST IT HERE; THAT WAY, IF YOURS IS NOT SCHEDULED TO BE REPLACED AND YOU WANT YOURS UPDATED AT YOUR EXPENSE, YOU CAN INFORM US.
- The window replacement information is still not available; Rick stated that he will get that to us by next week (June 2); I will follow up with Rick about this.
- Some owners have reported additional damage in their units since the initial tear out and mitigation process. Janet, Johnson Contractors, Dwayne, Rick and I will follow up on dealing with those damages.
- Dwayne stated that some storage door parts are delayed, but he knows that owners need to secure items in those units; he is on it.
- Dwayne Fleming, Justin (with Johnson Contractors), and Janet Middleton will be meeting briefly each week to coordinate efforts and report progress on projects.
- Dwayne and Justin are finalizing a project timeline to share with all of us.
- The BOD voted to levy the first phase of assessments. We will have a Board meeting on June 19 at 9 a.m. EDT to finalize the

details, but at this time, the plan is to assess each unit $8,000, due in two $4,000 installments on August 1 and Sept 1. The second (and hopefully the final) phase of assessments will occur once the rebuilding costs to the association are calculated in late 2023 or early 2024.

- **Even though we have received some insurance claim monies, the expenditures over the next few months will far exceed the funds available in our treasury. The $8K assessment will cover the insurance deductibles, but to pay for other uninsured items, the association will need to access a loan. All uninsured items will be detailed for all of us to see as we move forward so we know exactly where our money will be going. The thought is to pay off the loan as soon as we can with our phase two assessments to avoid unnecessary interest charges. More on this after the June 19th meeting.**

As usual, if I missed anything of substance, please let me know so I can edit this update.

Dave Miller dmillertch@gmail.com 614-353-0951

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Thursday, May 25, 2023 – Only a couple of items today before our Board meeting tomorrow at 10 a.m. EDT:

- **Yahoo! SMC received two flood insurance checks for BV yesterday totaling a little more than $2.1 Million. Those monies will certainly help us as we continue to move ahead. More about insurance proceeds from Altieri at tomorrow's meeting.**
- **FMB Publix is now open!**
- **I have had a number of questions from owners that have not been answered yet; I will be asking those questions at tomorrow's meeting. If I don't happen to ask your question(s), please speak up at the appropriate time.**
- ***Disclaimer*: As much as I try to be accurate and forthright on this**

update throughout our recovery journey, there may be times when plans that I am told about and share do not work out. Those plans are not promises; they are plans that sometimes get altered for whatever reason. Please remember this is still a "marathon," and our goal (at least from my perspective) is to get things opened as close to normal as possible by some time next winter season, whether that is November, December, or even January. With that being said, it is still a plan, not a promise! As we move along, there will be times the activity will be slow, just like right now; the rebuild of Bay Village, however, will happen and all items will be addressed and attended to eventually.

- **I am going to track the progress we make each month from this point forward. At the end of each month I will detail the progress we have made and report it here. I hope we can all celebrate the small victories as we continue to look forward to next Winter Season!**
- **I will not be able to post an update tomorrow after the meeting; it will be Saturday morning at the earliest, as I will be away from my home office for the next 36 hours. I'll be at the meeting, however.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

Friday, May 19, 2023 – Pretty sure this is the first time it has been a week between updates. Here goes with what I learned today:

- **Electricals now completed in pool room – Neptune will schedule to visit Bay Village and get the pool equipment up and running soon, and we will have a fully operating pool system.**
- **Clyde Johnson will be on the roofs again Monday, May 22 – they will move from Building 1 to Building 4 – skipping 2 / 3 at the moment because #4 continues to leak, so it is the priority. Weather seems to be on our side next week.**
- **All 108 condos will receive new roof a/c units. All 108 a/c units will receive full copper line set from roof top penetration to each condenser with low voltage and rubber-coated armor flex, along with new high voltage disconnect box and**

whip for each condenser. Some condos have older model air handlers that will be replaced to be compatible with roof-top units. All new equipment will have a five-year warranty, and each owner will receive documentation. All of this is association responsibility.

- **All a/c equipment to be delivered withing the next two weeks and replacement/installation will begin.**
- **I will attempt to find out which units are not scheduled to receive new (inside) air handlers so those owners can get a quote in case they want one at their own expense.**
- **Beach Elementary will be epaired and re-opened.**
- **Moss Marine and Beach Baptist Church have announced extensive proposals for rebuilding. More details available on FMB social media and other news sources.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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Friday, May 12, 2023 – I was called away the past couple of days so I could not update as soon as I wanted. Some updates tonight:

- **Roofing is scheduled to re-start on Tuesday, May 16. I am not certain which building they will start on.**
- **Many, many roof air conditioner units have stopped working! Management and the Board are well aware of this, as this is what happens after a major event like Ian the monster. Conversation has gone back and forth today via email and the consensus is that most, if not all, A/C roof units will be replaced by the association. Doing so will eliminate further issues over the next few weeks and months. The association will file additional insurance claims to cover the costs, BUT WE AS OWNERS MAY STILL HAVE TO ABSORB MUCH OF THE EXPENSE THROUGH ASSESSMENTS. Let's hope the insurance does its job! More on this in the next few days!**
- **Back wall work to repair damaged areas continues on buildings 5 and 4. Getting those bad areas fixed should be a comfort to us all.**
- **Publix on FMB is scheduled to re-open on May 25!**

Doing the best I can! Hang in there with me, and we will make it. Looking forward to Season 2023-2024! Dave Miller 614-353-0951 dmillertch@gmail.com

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Monday, May 8, 2023 – Today's Update:

1. **When the roofers were doing their removal of old materials and replacing the new, an owner discovered cracks and separation in the ceiling that were not there before. Johnson Contractors were notified and the issue will be corrected during rebuild. If your unit suffers any damage like this, please let me know so I can make them aware of the problem.**
2. **As was stated by Johnson Contractors at our last board meeting, and as I stated in an earlier update, ALL ROOFING PERMITS are in hand. I received the confirmation about that again today. The lull in the roofing project at this juncture is due to Johnson waiting on payments. This was news to me, but I am not surprised as the insurance payments have been slow to come in. I will ask when we can expect the roofing work to re-start. Please give me 2-3 days.**
3. **Work on the outside back walls has started on Building 7. When I learn of similar work on other buildings, I will post it here.**
4. **The committee met on Friday, the 10th, to discuss the impending assessment(s); we will learn their recommendations at the next board meeting on May 26. After the Board votes on the assessment details, management will send out a formal letter with all the information, including amounts and scheduling of payments. Owners will then have an official document to use when filing the "loss assessment" claim on their HO6 condo policy.**

I hope to have additional updates before the end of the week. Thanks for your patience.

Dave Miller dmillertch@gmail.com 614-353-0951

Tuesday, May 2, 2023 – A brief update on things today:

- **A number of owners have told me they have received the partial refund of their real estate taxes. I have yet to see mine, but if the reports I have been given are any indication, it should be soon. Hopefully, all who applied will receive theirs soon.**
- **Dwayne Fleming informed me that some of the outside back walls of buildings will receive repairs before the drywall is replaced. As most of us know, there has been damage to the wood in those walls. Johnson Contractors will remove damaged areas, replace the sheathing, re-do the stucco, and then when the buildings get repainted, all should be better than ever. Glad to hear those repairs are planned. As soon as I learn which units will be affected, I will inform you. Dwayne said he thought it was approximately 10 units. More later as I learn additional info about this.**

- **A/C units are still a major concern for many of us, including a number of owners whose A/C units were not reported as damaged in the preliminary report. According to Rick Dearing, as long as our units remain dry, the mold will not develop and grow. With the weather at FMB remaining somewhat mild, there have not been reports of mold. Regardless, your BOD has notified management and the contractors to move on A/C repairs and replacement as quickly as possible. This project, by the way, is covered by association insurance. Warmer, more humid weather is coming quickly.**
- **An eye witness reported that roof work was happening today on Building 1. Let's hope for a stretch of good weather over the next 2-3 weeks so all of our buildings get done!**

That's the latest from me. Dave Miller dmillertch@gmail.com 614-353-0951

Friday, April 28, 2023 –

Some insurance adjusters did not realize that we had a pantry along the kitchen wall opposite the range and refrigerator prior to Ian. If yours was torn out, I have a couple of photos that you can use to prove we had a pantry there. Send me an email request for the photos if you want them.

~ Dave Miller dmillertch@gmail.com 614-353-0951

Wednesday, April 26, 2023 – Here is my synopsis of the BV Board Meeting held earlier today with an extra item at the end. If I missed anything of substance, please let me know.

- **A "finance" committee will meet on Friday, May 5, to formulate the assessment plan to help get BV back in shape. The committee will report its recommendations at our next Board meeting.**
- **Some unit owners, especially in buildings 1, 2, and 3, have had fpl accounts listed as "pending" due to the lack of meters in those buildings; if that is the case with your unit, then your account will probably not be open until new meters get installed. That will be a while off, and I will let everyone know when I find out. Until then, ALL units have power, even if it is temporary power through one meter provided by the association.**
- **Mailboxes will be repaired by Johnson contractors; I will give you updates on those repairs when I hear back from them.**
- **Many a/c units are not working properly even though they were not listed on our initial report of damaged units. The Johnson folks said they will go through the units again and create a list of those systems that need attention. I**

will post that list as soon as I get it. Systems will not be replaced/repaired, however, until roofs are finished.

- **Main roofing on buildings 5, 6, and 7 is complete. The mansard roofing (the part that we see from the ground) will be repaired or replaced later, as necessary. Roofing on Building 1 is just now starting, and the roofing for the other three buildings will follow. Contrary to rumors, permits have been issued to complete roofs on all seven buildings.**
- **Roger will go into each unit to determine if the unit's main water shut-off needs to be upgraded from the original. If yours needs replaced, the management will order that done, and Reflow Plumbing will complete the replacement and the owner will be billed. This will reduce the cost if there are sufficient numbers for the plumber to provide a discount.**
- **Window and Slider repair and replacement is still inconclusive. The report from management is that the information they received does not state whether the individual items need replaced, repaired, or what. As soon as I get the specifics, I will share and post.**
- **Management is continuing to attempt to get the last totaled vehicle off the property.**
- **The washed out gravel areas behind buildings 1, 2, and 3 will be assessed by our landscaping company, Green Heron. Management will get a quote for those repairs and report back to the BOD. The Board voted to have the areas behind buildings 5, 6, and 7 fitted with proper drainage of water runoff to alleviate a long-time flooding problem in the storage and parking areas of those buildings; this work will be completed by Green Heron.**
- **Quotes for pool work, fence work, tennis court and shuffleboard resurfacing, irrigation repairs, etc. are all forthcoming according to Dwayne Fleming. Those quotes will help the committee to determine our assessment(s). Management has applied for a loan to help us stretch out the cost to owners. More on that at our next meeting.**
- **Anyone who will need appliances or large furniture removed from a unit may be able to have the trash collection company make a special pick up. As best I can remember, Roger was able to help arrange that. If not, he would be the one to ask the procedure to get that done. It is not his job, however, to assist owners in getting their large items downstairs to be hauled away. In addition, no furniture or appliances are to be placed in the dumpsters ever; and none are to be left outside unless arrangements have been made for pick up.**
- **The next Board Meeting is scheduled for Friday, May 26 at 10 a.m. EDT.**

More updates as I get them! ~ Dave Miller 614-353-0951
dmillertch@gmail.com

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Tuesday, April 18, 2023 -

- **Roofing work on buildings 6&7 is finished and now work continuing on building 5.**
- **Nothing new to share as information is coming slower.**
- **I have had a few questions that I have not been able to get answers for owners. Please continue to be patient as I know there are lots of things to work through in this entire process. As soon as I get those answers I will contact individuals, and as soon as possible I will also post on here what I learn.**
- **Leaving home office again for a few days to help our daughter; I will be available, however, via email or phone. No updates on here until at least Saturday.**
- **Board Meeting is scheduled for Wednesday, April 26 at 10 a.m. EDT.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

April 13, 2023 -

- **As of yesterday, Building 7 roofing was practically finished and work was continuing on Building 6.**
- **New storage doors have been ordered.**
- **I have no update yet on the list for window replacements. Janet Middleton said she is working on that today.**
- **No additional updates to report today.**

I will be away from my home office until Sunday; I will have no updates between now and then. Hang in there.

Dave Miller 614-353-0951 dmillertch@gmail.com

April 6, 2023 –

- **Please use this email address for contractor Clyde Johnson if you would like to have that company complete any special work on your condo during rebuild:**

Bayvillage@johnsongroup.global

Using the above email or the phone number 1-863-805-0001 will allow them to track

BV inquiries and messages easier.

- **An owner asked a few days ago if the association's insurance would cover the cost of fire watch so residents could occupy BV without violating code. Management responded that our insurance will not cover those costs; therefore, due to the exorbitant cost of hiring fire watch personnel, we will have to wait to live there until FMB and FMB Fire Marshal grant us official occupancy.**
  To add to the code issues, there are also OSHA rules that have to be followed as the buildings receive electrical, fire alarm, concrete, railing, interior rebuilds, and then final painting that will make the entire complex a potentially hazardous construction zone with very limited access. The liability issues for the association and management are huge. *This, as has been shared before, will take many months yet.*

- **I am still waiting on answers to questions about window replacements and numerous questions about individual a/c unit condition/operation/repair/replacement. I'll let you know when I get any of that information.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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April 1, 2023 – This evening's updates:

- **Roofing work continued today and additional materials were delivered.**
- **Chris Nickele shared that he received an email from Lee County, acknowledging the approval of his application for a partial real estate tax refund. Here are two screen shots of the message Chris received from Lee County:**

Dear Property Owner:

Attached please find a copy of your approved application for the Hurricane Ian tax refund. We have forwarded your approved application to the Lee County Tax Collector's office for them to calculate the amount of your refund. Once they have completed their review, they will process and issue you a refund check by September 1, 2023.

The DR-5001 Application for Hurricane Ian Tax Refund attached to this email serves as your digital copy of the submitted application.

For questions or to check the status of your refund, please visit the Lee County Tax Collector's website at www.leetc.com or call them directly at (239) 533-6000.

Sincerely,

Lee County Property Appraiser's Office

IMPORTANT 2023 Tax Valuation information

Our office is currently working on the 2023 tax roll. We will be reviewing all parcels that we have identified as having damage remaining on January 1, 2023. The information you reported will be added to our observed information in making the individual value determination on your property. We still need YOUR HELP. Please let us know if your residence is currently still unlivable or if it's been repaired and when. Forward this email to: hurricaneupdate@leepa.org with the details. Thanks for your cooperation.

You will receive your official notice of the 2023 value in mid-August when we mail out the Notice of Proposed Property Taxes.

Special note: If the destroyed or damaged property is your homestead and has an exemption, you should have received a separate letter from this office listing your exemption. It asked you to tell us what your intentions are regarding the property if you are unable to live in it. For more information visit https://leepa.org/HurricaneIan.aspx.

If you submitted an application for the real estate tax refund, keep an eye on your email for the message from Lee County.

- **The contact number for general contractor Clyde Johnson is 1-863-805-0001. Call that number if you want his company to complete special work (ceilings, update wiring, etc.) in your unit during the build back.**

- **Possible Aluminum Contractors – The following are companies that may be able to help you if you would like to replace your lanai aluminum railings:**

  Final Phase - - 239-823-2580 Mike Deweese

  Exceptional Aluminum - - 239-242-0741

  Premier Aluminum - - 239-437-5553

  All State Aluminum - - 239-433-4600

  Drew Yager - - 239-498-0540

More info when I get it. Dave Miller 614-353-0951 dmillertch@gmail.com

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March 30, 2023 – According to a reliable source, the roofing project started today at Building 7!

- **A letter to use for your insurance company is now available on the Homepage. It is to use when you claim loss of use with your HO6 policy. Just click on the link and the letter should appear.**
- **If you haven't already done so, please read the March 29 entry just below this one; it contains highlights from yesterday's Board Meeting.**

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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March 29, 2023 – We covered many topics at the BV Board meeting this morning. I will recap below:

- **The application for a partial refund of 2022 real estate tax is due on Monday, April 3. The application form and the letter from SMC to accompany the form are both on the Homepage of this website.**
- **The project timeline will be completed within the next few days. I will post on the website whatever Dwayne shares with us. He has lots of our projects in process.**
- **SMC has just recently received the report of damaged windows that will be replaced. Janet will share that with me and we will contact individuals whose windows will be slated for replacement. I will update here to let you know when that process is complete.**
- **Dwayne stated that approval of occupancy at BV by FMB will probably not occur until December; that is just an estimate based on the repair and upgrade of our fire alarm system and completion of full power restoration in the complex, at the least.**
- **For this summer only, owners who have registered their kayaks at BV may store them in the designated areas behind the parking/storage areas as they usually would while in residence.**
- **Chris Nickele presented some of the issues dealing with our impending assessment(s); it is still premature to determine how much and when those will occur until more costs are revealed. The FEMA loan option, as reported by Janet and me, is probably not feasible, but a bank loan will help us cover some initial costs until we can get assessments collected over the next months and years. Chris stated that the Board will be discussing those options and making recommendations soon. The goal is not to burden owners with any huge assessments all at once.**
- **The roofing replacement is now scheduled to start TOMORROW, March 30!! Dwayne stated that the entire roofing project will take approximately 7 weeks.**

- ! **Exterminator will treat the buildings ASAP against termites and other critters.**
- ! **Owners who want to make electrical modifications in their units should get those things done now, before drywall is replaced, i.e. adding outlets or special lighting, moving switches, etc.**
- ! **SMC is sending a letter stating that BV is uninhabitable due to hurricane damage. Rod and Janet said they would get that to me right away to post on the website. Some owners need that letter for their insurance.**
- ! **If Xfinity (Comcast) has asked you to return your equipment and you have no way of doing that, call 1-800-934-6489 or 1-844-378-3624. Let them know your situation with the Ian monster. I did that yesterday and they told me to disregard the return.**
- ! **Thanks to Dwayne Fleming for being our project manager! He is moving things along and saving us TONS of $$$$.**

If I missed anything of importance, please let me know; I will add it tomorrow or Friday. The next Board meeting is scheduled for April 26 at 10 a.m.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

March 25, 2023 –

Fire Code Violation **– Earlier this week the FMB Fire Inspector visited Bay Village and gave us two citations. Since our buildings have no fire alarm systems in operation, the inspector deemed our buildings unsafe for occupancy. There were two units being occupied at the time, thus the two citations. Management contacted the two owners in violation, and, according to reports, they have since vacated the premises. As long as no one else occupies units at Bay Village before it is declared safe, the fire department will not penalize us in any way. There will be subsequent inspections according to the officials.**

I have had a number of questions this week about specific conditions and replacement/repair details of A/C units, replacement of compromised windows and sliders, and status of temporary power. Management has not gotten additional information for any of those items recently; therefore, if we do not get updates on those things before our 3/29 Board Meeting, I will certainly ask about them.

~ Dave Miller dmillertch@gmail.com 614-353-0951

March 20, 2023 – A point of clarification for everyone: According to the information

I received last week, all condo unit A/C units were checked, and the PRELIMINARY list of damaged A/C units was generated and I posted that list (See that list on the March 14 post below); the A/C in each condo, however, may not be running now for various reasons. One reason I discovered was that there are probably some condo owners who have not had their fpl account re-instated, and <u>I have no way of knowing which ones.</u> A neighbor in my building thought the power was on, but learned it was not on because no one had called to get it re-instated. If you did not do so already, please call the "hotline" number I have provided previously to get your power up and running. Again, the number to call is 1-833-375-4426.

I hope this helps. Dave Miller - dmillertch@gmail.com – 614-353-0951

March 19, 2023 – Back to Ohio after a whirlwind week at FMB! Only a couple of items to report this evening, but I will update more soon.

The Wednesday mangrove cleanup was successful. We had 6 people working throughout to morning until around 1 p.m. Jim and Casey Belford, (152), Deb Fischer (138), Terry Schubert (former owner), Roger Davis, and I were able to clean out an enormous amount of trash from the mangroves behind Building 6. We could not believe how much "stuff" could get lodged inside, under, and on top of those trees! Here are some pictures to prove it:

Thanks to Jim, Casey, Roger, Deb, and Terry for helping! Even though we had a feeling of accomplishment, our only regret was that we couldn't do more.

On Thursday, I had a meeting with Janet Middleton at the SMC offices; we again went through all the FEMA loan requirements and made sure all items were included. There are a number of restrictions the program places on associations, and there may be many other steps we have to take, but we are not giving up. Janet is following through with the process and she will update us at our March 29 meeting about anything that comes about.

I was inside five units at Bay Village while I was there, and every one was dry with no noticeable mold. The temperature in my unit on Wednesday at 3 p.m. was 70 degrees and it actually felt cool. As long as we get new roofs on and A/C units running within a relatively short time, things overall will be good. I'll let you know when roofing gets started. Even though there are materials for building 7 already on site, there are more necessary roofing items to be delivered before work can begin.

On Friday, I was able to get out in a kayak and check things out. My friend and I were able to drag a floating decorative elephant and a floating stairway railing, among a number of trash items, out of the lagoon. Here is a picture of me with the two large items:

That's all for this evening – I need some rest after a lot of driving the past few days. More to come soon -

~ Dave Miller 614-353-0951
dmillertch@gmail.com

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March 14, 2023 – Again I am away from my home office so I had to place this additional link on the Homepage.I have now been at FMB and Bay Village for about 24 hours, staying with a friend close to BV. Not a lot to report as some roofing materials are being stored under building 7, but more materials are enroute; therefore, the actual work on replacing roofs has yet to begin. As soon as that begins, I will update.

In addition, today I received a preliminary report on the condition of A/C units.

The news is pretty good SO FAR. Out of 108 units, only 8 currently will need new A/C units on the roofs at this time. A number of otherHVAC systems have issues, but those will be repaired without needing to be replaced.The condo units that will require new A/C roof units are 121, 154, 164, 165, 216, 234, 236, and 251. Units 121 and 251 will also require the inside air handlers. REMEMBER, this is a preliminary report and other problems may occur with HVAC systems in those and other units. (You might know that my unit 236 needs a new roof unit even though we replaced our entire system 5 years ago!)

There is no timetable yet for the replacement and repair of HVAC equipment, as the roofs must be replaced first.

Some cleanup of mangroves tomorrow (March 15), and I'll be working on FEMA loan on Thursday at the SMC office.

More later –Dave Miller 614-353-0951 dmillertch@gmail.com

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March 8, 2023 - GREAT NEWS! Below, please find a picture of the very first load of roofing materials delivered yesterday (March 7). This was one of three loads delivered. According to Ted Kaiser, who took this photo, the replacement of the roofs will commence right away. This is much sooner than projected at last week's meeting.

As stated earlier, this project will begin at Building 7. More updates as I get them. ~ Dave Miller 614-353-0951 dmillertch@gmail.com

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March 7, 2023 – Roger Davis, Board President Ted Kaiser, and newly-appointed Board member Dave Wellington spent a good bit of time on Monday, March 6, cleaning debris from the mangroves. Ted said they removed two sets of steps, two truckloads of debris, and they even moved the building 7 picnic table from the lagoon back to its proper place! Ted also said they barely "scratched the surface" of the debris back there. Amazing! Thank you, Gentlemen!

Here is a photo of one of the truckloads they removed:

More news when I receive it. Remember, we are on a long journey at BV; each step is important, but it will take lots of days and weeks to see progress and to get details about the complex and about each unit. Thank you, everyone, for your patience.

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March 6, 2023 (I had the wrong date here when I posted it – now it is correct!)– I

now have plans to be on site at BV next week, and I have a very small kayak/boat/shore crew already in place to do as much mangrove cleanup as possible on March 15, approximately 9 a.m. Anyone who is in the area and is able to help in any way, we would appreciate your assistance. Let me know.

Over the weekend, Michael Stewart (234) sent me the photo below of the meter area behind building 3; it is of the temporary power setup for that building. I thought some folks would like to see how that is being done. Otherwise, nothing to report from the past 3-4 days.

Wishing everyone a happy, healthy week ahead. Updates as I get new information.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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March 2, 2023 – Update today includes highlights from the March 1 Board Meeting:

- **Power is on at all buildings; it's just a matter of getting power to each unit. A/C tests are underway, but damaged A/C units on each building will not be replaced until the roof for that building is replaced. ALL A/C units will be disconnected when the roofs are replaced; therefore, any new A/C units will not be installed until new roofs are on. This will eliminate doing that process twice.**
- **Roofing materials are scheduled to arrive on March 23 and the work is scheduled to begin March 27; the roofing work will start at building 7, then move to 6. After that, ????.**
- **New master water shut-off valves are being replaced at each building as the old ones were ruined by Ian's storm surge.**
- **Old water valves and damaged valves inside units are owner's responsibility, but those will be evaluated and owners will be notified if new valves are needed. Association will aide owners in getting those replaced if necessary, but the owner will cover the cost. More on that later.**
- **Mangrove trimming will occur in late March; this is necessary to keep the mangroves from growing so high that they block the water views from the lower units. It is "dry" season so the company can access the areas without much damage to the sod.**
- **I am spearheading a group of kayakers/boaters and shore helpers to clean out the debris in the mangroves along our shoreline before the mangrove trimming proceeds. I'm pretty sure that date will be March 15, but that is subject to change. If you are in the area and you are able bodied, please stay tuned for further details if you want to help. This effort will save BV a good number of bucks!**
- **Janet at SMC is creating a letter that states neither the Management nor the Board will grant occupancy to any residents at BV until further notice for safety purposes; this is primarily for displaced owners to use for insurance and FEMA purposes, but other owners may need it as well.**
- **As promised earlier, a list of windows and sliders to be replaced through association's insurance is forthcoming. As soon as SMC receives the list, Janet and I will contact each affected owner with the details. I will update here when that happens.**
- **There is no determination for the amount nor the timing of the loss assessment that will be levied due to the storm. When Management and the Board can get closer to figures, owners will be notified well in advance of the assessment.**

I probably missed an item or two, but pretty sure I listed the BIG stuff. As usual, call me or send me an email or text with questions or concerns. 614-353-0951 dmillertch@gmail.com

Finally, I am not on any email thread or the Facebook group for BV; contact

me directly and I will respond to you quickly, as many of you already know. I will not respond to any thread, only to individuals. You may, however, share any of my responses, as I have nothing to hide. ~ Dave Miller

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February 26 – If you haven't read the Feb. 23 update below, please read it now.

Correction! - This is a good-news Sunday update. Thanks to Renate and Vern Hoffman for the photo below. It was actually taken in May 2022, not recently. Renate said in her email that she was amazed that this tree has survived. When I saw it in early October, I was almost certain it was dead! The tree is alive and it will look like it did less than a year ago in this picture; it will take some time, though.

Don't forget – March 1 at 10 a.m. EST via ZOOM or teleconference, Bay Village Board Meeting.

~ Dave Miller dmillertch@gmail.com 614-353-0951

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February 23, 2023 – THIS IS CRITICAL!! **As it has turned out, the temporary power**

for each building DOES go through each of our new meters; therefore, each owner MUST CALL FPL to open the account for that unit. Right now the buildings with meters (4 and 5) have power, but only the units whose owners have called to keep the account open have the power to their unit. Most owners did not call after I posted the info on Dec. 9 and FPL sent emails, etc., because we did not think it was mandatory to do so to obtain temporary power for our units.

Your HVAC system will not work and there will be NO POWER in your unit, however, until you call FPL.

YOU MUST CALL THIS NUMBER TO GET THE POWER RE-STARTED IN YOUR UNIT IF YOU DID NOT DO SO ALREADY:

1-833-375-4426

If you kept your account open, there is nothing more for you to do at present. If you did not keep your account open, when you call FPL and get a new account number, REMEMBER, you will need to set up payment arrangements and online log-in details for the new account. You may not want your bill going to the Bay Village address, as well.

Call, text, or email me if you have questions - dmillertch@gmail.com 614-353-0951 ~ Dave Miller

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***February 21, 2023* – This is a major milestone in our recovery, nearly 5 months after the Ian monster! Thanks to Tom and Sharon Gibson (224) for sharing the *STUNNING* photo below from last evening. They informed us that testing of a/c units has begun and that the air handler is working in unit 237, Lois Bellaire's condo, Sharon's mother's unit.**

More good news later! ~ Dave Miller dmillertch@gmail.com

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February 20, 2023 – Today's update includes these items:

- **The temporary power to the buildings 4, 5, &6 may not mean there is power to units. As stated on Friday, Price Electric will be going from unit to unit, testing the equipment to make sure everything is operable. Michael Stewart (234) sent me the photos below of the new meters in buildings 4 & 5; pretty sure those will not be used for the temporary power, but they are ready for whenever they are needed. MORE PROGRESS!**

! **The security fencing and gate at the main entrance have been in place since Friday. So, if you need vehicle access during non-working hours or on the weekends, please use the Indian Bayou entrance by using your tennis court key to unlock that gate and drive in. Again, BE SURE TO CLOSE AND LOCK THE GATE IMMEDIATELY UPON ENTERING AND EXITING. An email went out today from SMC about this, also. If you need a key, see Roger. I think the cost is $25, but check with Roger about that.**

This morning Renate Hoffman (#212) sent in this photo of the roofing company's security gate:

- **Additional negotiations are underway with insurance to determine some coverage not already agreed upon, and public adjuster Rick Dearing will soon be able to finalize the list of damaged windows and possibly some sliders to be covered by insurance. All to be determined at this point. Maybe we will have a list by the board meeting on March 1.**

That's it for this evening. ~ Dave Miller dmillertch@gmail.com

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February 17, 2023 – Lots to update this evening.

1. Dwayne Fleming has informed us that *temporary* electric is on at the pool and in buildings 4, 5, and 6. Price Electric is checking each unit to make sure things are good. Also, as soon as the other buildings receive power, I will post it here.

2. Next, Johnson Roofing is constructing a temporary fence to secure our property while they are repairing/reconstructing our roofs. There will be a gate at our normal entrance outside buildings 2 and 3 which will be open during normal work hours. During evening hours and on the weekends, however, it will be locked. The access to our property in the evenings and over the weekends will only occur at the rear entrance off Indian Bayou. The key that works for the tennis court and the back walk-in gate is what owners will use to enter that back entrance, either through the walk-in gate OR THROUGH THE larger DRIVE-THROUGH GATE. If you use the drive-through gate after hours, be certain not to allow anyone else through, and be certain to close and lock that gate behind you.

3. The FMB Condo Association has sent out this plea for help in getting the FMB Elementary School back open instead of closing it for good and having the kids bused off island and back each day. This is a copy of what was sent out by FMBCA folks today:

A very urgent matter has come up and the parents of our Town need our help. Ian washed away the only school on the island and the Lee School Board is deciding whether to rebuild a functioning school or just bus the kids off island to other schools.

We all know what traffic is like after December.

The parents have asked us, the residents and taxpayers to let the school board know this is a very bad idea. (Busing kids off island permanently!)

1. Education is primary for the success of our next generation and children cannot learn if they are stuck on a bus every day.
2. Not having an operating school on the island is very detrimental to property values
3. Anyone working or living on the island with school aged children will have second thoughts about staying employed here. We already have labor issues and this will only add to the problem.

The School Board is meeting February 22 so time is of the essence. THEY NEED TO HEAR FROM US, THE RESIDENTS AND TAXPAYERS.

WE NEED AN OPERATING SCHOOL ON THE ISLAND !

Please send this letter or a like letter from you or your Board to all of your owners. We need to let the School Board know that we need a school on our Island. We all pay taxes and many of us vote. The greater our voice, the more chance we have to get them to listen.

I have listed the Board Members and their emails below. I have also attached a link from Beach Talk Radio that further explains the situation.

https://beachtalkradionews.com/heres-how-you-can-support-the-beach-school/

Here's how you can contact Lee County School Board members directly:

Armor Persons, District 5 (Chair) **armordp@leeschools.net**

Samuel Fisher, District 1 (Vice Chair) samueljf@leeschools.net

Melisa W. Giovannelli, District 2 MelisaWG@leeschools.net

Chris N. Patricca, District 3 (includes Fort Myers Beach) **ChrisNP@leeschools.net**

Debbie Jordan, District 4 DebbieJ@leeschools.net

Jada Langford Fleming, District 6 adanfl@leeschools.net

Cathleen O'Daniel Morgan, District 7 CathleenOM@leeschools.net

I hope this helps people be a little more informed. It is exciting to now be sharing some additional BV good news to all this evening. As always - - please contact me with questions. ~ Dave Miller

Dmillertch@gmail.com 614-353-0951

February 12, 2023 – Although our #1 priorities are power and roofing, there are other projects that are in process as we wait patiently for the two big jobs to get completed. Obviously the pool work has gotten a start, with clean water now in it to help with recovery and to help keep the pool equipment from drying out. More cleaning to follow.

The fence along Indian Bayou has been replaced earlier than we expected! This helps to some degree with securing the property. The area between the fence and the street looks pretty rough still, but it is MUCH BETTER and cleaner than what it was just a few weeks ago, and it will continue to improve. Here are pictures of the progress: (Fence photo courtesy of John #258)

I hope to share more good news over the next few days. Keep checking in to see what happens next. ~ Dave Miller

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February 9, 2023 – The Board of Directors approved a number of deposits and payments at yesterday's meeting; this will insure that action will start or continue in many areas, including temporary power, roofing, fencing, pool work, tree work, and more.

The pool work started on Monday, February 6, with nasty water being removed and a large section of an olive tree getting cut up and removed. The pool looks pretty good, considering, and Neptune Pool Co will continue cleaning and refurbishing in phases over the next weeks and months. Pool will be filled and a temporary circulating pump will be installed powered by a generator. The pump will be powered by fpl temporary power when it comes on line. Here is a picture of the empty pool on Tuesday (photo courtesy of Deb Fischer):

We are experiencing "baby steps" in our recovery, but things are progressing! ~ Dave Miller
dmillertch@gmail.com

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January 31, 2023 – Highlights from the Annual Meeting and subsequent Board Organizational Meeting held today:

- **Waive the Audit (Passed)**
- **Waive to Fully Fund Reserves (Passed)**
- **Allow Board to use reserves to cover expenses (Passed)**

Reports of directors and updates from Dwayne Fleming, Servpro, and our adjuster gave us the following information:

- **Temporary Power to be up by mid-February**
- **Roofing to begin in 4-6 weeks**
- **Insurance claims are getting settled, but negotiations are on-going in many areas**
- **Pool clean up by Neptune to commence on Monday, Feb 6**
- **Generator donated temporarily by Deb F. #138 for Roger's use**
- **Management will look into alternate companies to test a/c units**
- **Thanks to Mike Martin and Gary Meunier for their dedicated service to Bay Village as board members for many years!**

Results of Board Meeting are as follows: Election of Officers – Ted Kaiser, president; Chris Nickele, vice-president; Dave Miller, secretary; Rod Whitney, treasurer; Dave Wellington, director at large. Dave Wellington (unit 266) was appointed to fill the vacant

board spot due to only one person submitting intent to run.

Next Board Meeting will be February 8 at 11:00 a.m.

dmillertch@gmail.com **~ Dave Miller**

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January 27, 2023 – The mailing address I recently found on line to send in your Real Estate Tax Partial Refund is as follows:

Lee County Property Appraiser
P.O. Box 1546
Fort Myers, FL 33902-1546

See the proper form and SMC confirmation letter loaded onto the Homepage to send in for that refund.

Final reminder to get your Annual Meeting proxy sent in to Cindy at the management office if you have not already done so. My recommendation is to get that in no later than Monday, the 30th. Contact me with any help you may need with that.

We will have a number of recovery updates at the meeting at 9 a.m. On January 31.

dmillertch@gmail.com 614-353-0951 ~ Dave Miller

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January 22, 2023 – Just a reminder to get your completed proxy for the Annual General Meeting returned to SMC via email or FAX before January 31. Any help you may need, please contact me, any board member, or the SMC office.

dmillertch@gmail.com 614-353-0951 ~ Dave Miller

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January 17, 2023 - Lots of updates and explanations were shared at today's board meeting.

Temporary electric is still scheduled to be up and running in 2-3 weeks as explained all along by Dwayne Fleming.

Roofing issues are continually monitored and temporary coverings continually adjusted. Buildings 1, 4, 5, 6, & 7 have now been approved for complete roof replacement, with approximately 50% of all mansard roofs, the slanted part that we see from the ground, approved for replacement. All roofs will receive repairs, regardless. Negotiations are still on-going between the insurance carrier and our adjuster to attempt to get full roof replacement on all buildings.

Servpro and SMC are exploring the cost to have security on site, especially over the weekends when Roger is not present. Back gate is now closed to reduce traffic on the property.

Proper pumping out and cleaning of pool was discussed and management will coordinate that with the Board, Dwayne and Neptune Pool Company.

Lots of fencing repairs or replacements are needed around the pool, the tennis court, along Indian Bayou in front of Building 7, and along the property line north of Building 7.

Management will move ahead with expediting those jobs.

Additional debris cleanup is needed; Management will coordinate those efforts with the Board and the landscaping company.

Management has now crafted a letter to use for the Lee County real estate tax partial refund. It is now on the Homepage for all to access.

More later - - Dave Miller 614-353-0951 dmillertch@gmail.com

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January 14, 2023 – Good Saturday Evening. Just a few items to share:

First, this past week the heat/air condition vents were cleaned in each unit to prepare for the testing and running of the a/c as soon as we get the temporary power.

Second, most units are dry with low humidity. Thanks to unit owners Marilynn and Craig (125) for sharing that their unit and the units they checked for their friends had 58% humidity. Although there have been a few units that have had some water intrusion recently, Roger has been working quickly to alert management and Servpro to continue to adjust the temporary roof coverings to attempt to stop leaks and make sure things are as dry as possible.

Marilynn also shared with me that "the beach is complete and look(s) beautiful." FMB authorities have stated, however, that caution should be used when going to the beach, as there is still glass and other debris that could cause injury.

Finally, I am still waiting on management to obtain or create a letter for us owners to use to apply for a partial real estate tax refund from Lee County. As soon as I get that document, I will pass it along. I am also waiting on answers to a couple of questions owners have sent to me.

The meeting on Tuesday should shed light onto the many things that we are all looking to happen at Bay Village. "See" you then.

~ Dave Miller 614-353-0951 dmillertch@gmail.com

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January 11, 2023 – Good Morning! CORRECTION – the notice for the Jan 17 Board meeting has not been sent out yet; it will appear in your email soon with an attached agenda. Sorry for the confusion. ~ Dave Miller

January 10, 2023 – Good Evening! The next Board meeting will be Tuesday, January 17 at 9 am. You should have received the meeting info in your email.

January 10, 2023 – Good Morning! I have loaded onto the Homepage the file to apply for the

real estate tax refund from Lee County. I have also requested from management an updated letter stating that our units were uninhabitable since the hurricane. In addition, I have requested any other documentation from official sources that verify our inability to use our condos since Ian hit. We will need the verification to send along with the request for the tax refund for a percentage of our 2022 taxes. As soon as I get the letter(s), I will share them on our Homepage. **The deadline to file for the refund is April 3, 2023**. Hopefully, there will be an additional opportunity to file for a tax refund for 2023 at a later date.

We still have not set a date and time for our next Board meeting, but I should know within a day or two and I will post it here right away.

Nothing more to report today – Dave Miller 614-353-0951 **dmillertch@gmail.com**

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January 6, 2023 – Good Morning and Happy New Year, Bay Village Owners and Families! After a few days in warm, sunny Florida, I am now back to the cold, gloomy confines of Central Ohio.

Please find all of my October, November, December updates on the Bulletins Page of this website. I have decided to simplify this Homepage and name the updates "Bay Village Recovery Updates."

A number of positive items to report since my last update on Dec. 28:

! **I submitted the FEMA loan application on Jan. 3. If we get approved, we will be able to defer some of the assessments so owners are not hit all at once to cover deductibles and other recovery costs. Here is the text from yesterday's email from Janet Middleton concerning the progress of the loan:**

"I spent 45 minutes on phone {Jan 5} with the SBA loan officer this morning reviewing the application and submissions for the loan application. She will complete the reporting either by end of day or tomorrow and the application will go to the loan officer. So things are moving along. She has my email now and will contact me if they need any additional information."

! **Next, report from management that roofing materials are now on site to begin rebuilding. Permitting is being processed at FMB. Buildings 1, 4, 6 & 7 have been approved by insurance for total roof rebuild; here is the text from management concerning the other three buildings:** "At this time Rick Dearing PA, (association guy) is working with the Adjuster for the Association to get approval for replacement of the roofs at building 2, 3, & 5. The insurance position is that if it is not 25% damaged then it is not a replacement but a repair. This is being negotiated. We have an engineer report from DeStefano that indicates the roofs were severely damaged by 'wind-lift.' There will be a meeting onsite to review sometime next week, date to be determined."

! **Also, while I was at Bay Village, I saw Price Electric trucks on site; the workers were apparently making final observations and/or preparations to get the temporary power up and running. I saw no "power" materials on site as of the morning of Jan. 4, but Dwayne Fleming**

has communicated that Price is poised to get to work as soon as all contracts, permits, personnel, and materials are in place. I'll update this when I get ANY specifics.

- **I entered only a half-dozen units while I was at BV; all except one were dry and had low humidity. The one unit that had a little bit of water along the back wall of the master bedroom. I alerted management immediately. I also talked with Roger and he had already alerted management and Servpro about that unit and about 5 or 6 others. Those units have received water leaks from the roofs where the temporary coverings have blown off some. Those coverings were to be attended to right away, but I left before I could ascertain that further mitigation occurred. I will follow up on this. No mold detected anywhere, though, even in the unit with a little bit of water.**
  The storage areas that I looked into are very clean now. When I was there in mid November, some of them were not so clean, but it appears management's insistence to have them cleaned better has paid off.
- **One of our owners contacted the Fire Department to have an inspection completed on our property. Since our complex is closed, has no power, no elevators and not in operation, this inspection was superfluous, to say the least. We have been billed for that inspection. The reason for my including this in the update is to remind folks that any work or inspections on or for our complex must be authorized by your Board. Any inspections for your unit, of course, are entirely up to you.**

- **Finally, we will have a membership meeting some time the week of Jan 16. As soon as the BOD and management determine the date and time, I will post that on this update thread.**

That's it for today from your Board Secretary. More to follow in the next few days, I am sure. Dave Miller 614-353-0951 dmillertch@gmail.com