

Pebble Beach Villas

2/1/2024

DEAR OWNERS,

THE PBV BOARD IS PLEASED TO INFORM ALL OWNERS THAT AFTER A COMPREHENSIVE EVALUATION PROCESS A ROOFING VENDOR HAS BEEN SELECTED TO INSTALL OUR NEW ROOFING. THE VENDOR CHOSEN IS KUHNERT ROOFING OF VERO BEACH. THE COMPANY HAS BEEN IN EXISTANCE FOR OVER 50 YEARS AND HAS A SOLID REPUTATION.

THE FINAL BID FOR THE PROJECT IS CONSISTANT WITH THE ESTIMATES PREVIOUSLY PROVIDED TO OWNERS ON JANUARY 24, 2024, THE BOARD WAS ABLE TO ESTABLISH AND APPROVE THE ASSESSMENT FOR THE METAL ROOFING CONSISTANT WITH THE METAL ROOFING OPTION APPROVED BY THE OWNERS AT THE PBV ANNUAL OWNERS MEETING ON JANUARY 8, 2024.

WHILE OWNERS WILL RECEIVE THEIR OFFICIAL NOTIFICATION OF THIS \$400,000 SPECIAL ASSESSMENT FROM OUR PROPERTY MANAGEMENT COMPANY, THE FOLLOWING INFORMATION IS PROVIDED IN ADVANCE, AS FOLLOWS:

- THREE BEDROOM UNITS: \$6,560, A10 IS \$6,400
- TWO BEDROOM UNITS: \$5,320, H BUILDING IS \$5,200.

ALL OWNERS MUST BE AWARE OF THE SIGNIFICANT DISRUPTION THAT WILL OCCUR DURING THE DURATION OF THIS PROJECT. PLEASE READ THIS COMMUNICATION CAREFULLY SO YOU CAN BE AWARE OF THE MANY FACTORS YOU MUST CONSIDER.

THE ROOFING PROJECT PLAN IS AS FOLLOWS:

1. TIME FRAME:

THE ROOFING VENDOR WILL BEGIN THE PROJECT ON APPROXIMATELY FEBRUARY 15 AND THE PROJECT WILL TAKE BETWEEN FOUR AND SIX MONTHS. THE ROOFER WILL START ON BUILDING A AND PROCEED TO B BUILDING, C BUILDING, ETC. KUHNERT ROOFING WILL BE ACTIVE BETWEEN 8 AM AND 5 PM, MONDAY THROUGH FRIDAY. SATURDAY WORK WILL BE ON AN AS NEEDED BASIS, DEPENDING ON WEATHER.

2. WORK SITE:

- A. THE VENDOR WILL WORK ON ONE OR TWO BUILDINGS AT A TIME, DEPENDING ON WORK FLOW REQUIREMENTS.
- B. THE VENDOR HAS BEEN GRANTED SUBSTANTIAL LEEWAY IN WORK SITE STAGING. CONSEQUENTLY, WHEN A BUILDING IS BEING WORKED ON, THE ENTIRE PARKING AREA FOR THAT BUILDING WILL BE RESERVED FOR THE VENDOR. RESIDENTS OF THE BUILDING ARE REQUIRED TO PARK IN OTHER AREAS ON THE PROPERTY. IT IS HIGHLY RECOMMENDED THAT OWNERS PARK IN THE GARAGES FOR THE ENTIRE DURATION OF THE PROJECT.

THE VENDOR WILL NOT BE RESPONSIBLE FOR VEHICLE DAMAGE CAUSED BY IMPROPER PARKING.

3. PORTER POTTIES:

THE VENDOR WILL HAVE PORTA POTTIES ON THE PROPERTY FOR THE DURATION OF THE PROJECT.

4. EXTENT OF WORK:

A. THE SCOPE OF WORK TO BE COMPLETED IS EXTENSIVE:

- a. FLAT ROOFS TO BE REPLACED
- b. SLOPED ROOFS TO BE REPLACED
- c. ALL VENTPIPES TO BE REDONE
- d. ALL METAL FLASHING TO BE REPLACED
- e. ALL DAMAGED PLYWOOD AND DAMAGED FACIA BOARD TO BE REPLACED.
- f. ALL GUTTERS AND DRAINS TO BE REPLACED.

B. ALL DEBRIS WILL BE REMOVED BY VENDOR DAILY

C. EXCESSIVE NOISE CAN BE EXPECTED FROM MACHINERY AND ROOF DEMOLITION. ROOFERS WILL NOT BE ABLE TO ACCEPT REQUESTS TO REDUCE NOISE.

5. UNIT ACCESS, NOISE, AND PROTECTION:

A. ACCESS:

ROOFERS WILL REQUIRE EXTENSIVE ACCESS TO UNITS FOR ACCESS TO ATTICS TO INSTALL BRACES, STRAPS AND CLIPS. ALL OWNERS ARE REQUIRED TO ALLOW ACCESS TO ROOFERS, AS NECESSARY. WHEN OWNERS ARE NOT PRESENT THE ASSOCIATION WILL PROVIDE ACCESS TO UNITS, AS STATED IN THE PBV BY-LAWS.

B. NOISE:

THE PROPERTY MANAGER WILL PROVIDE NOTICE TO OWNERS BY BUILDING AS THE PROJECT PROGRESSES. HOWEVER, IT IS DIFFICULT TO IMAGINE THAT THE NOISE WILL BE ACCEPTABLE; THEREFORE, OWNERS SHOULD TAKE WHATEVER STEPS THEY CAN TAKE TO BE AWAY FROM THEIR UNITS DURING CONSTRUCTION AT THEIR BUILDING.

C. UNIT PROTECTION:

ALL UNIT OWNERS ARE REQUIRED TO PROVIDE PROTECTION TO THEIR UNITS, TO PREVENT DAMAGE FROM ROOFER ENTRY TO THEIR PROPERTY. PLEASE PUT DOWN FLOOR/CARPET PROTECTION. ALSO, REMOVE ANYTHING THAT BLOCKS ACCESS TO THE ATTICS. FINALLY, PLEASE BE AWARE THAT THE WORKMEN WILL NOT BE REMOVING THEIR WORK SHOES, ETC. OWNERS SHOULD BE COURTEOUS AND UNDERSTAND THAT WORKING ON ROOFS AND IN ATTICS IS A VERY DIFFICULT JOB. YOUR COOPERATION AND COURTESY OF THE WORKERS IS GREATLY APPRECIATED.

6. COMMUNICATION:

AS DESCRIBED ABOVE, THE ROOFING PROJECT WILL BE NOISY AND DISRUPTIVE. PLEASE ACCEPT THAT THIS PROJECT WILL ADVERSELY AFFECT ALL OF US WHO REMAIN ON THE PROPERTY. ALL OF US SHOULD TAKE WHATEVER STEPS WE CAN TO MITIGATE THE PROJECT IMPACT. HOWEVER, IF AN OWNER EXPERIENCES A PROBLEM HE/SHE SHOULD FOLLOW THE PBV COMMUNICATIONS PROCEDURE, AS DOCUMENTED ON THE PBV WEBSITE, BY CONTACTING THE PROPERTY MANAGER, ELLIOTT MERRILL. THEIR CONTACT INFORMATION IS AS FOLLOWS:

ELLIOTT MERRILL
PROPERTY MANAGER MIKE GALLAGHER
835 20TH PLACE
VERO BEACH, FL 32960

7. VENT/DRYER CONNECTIONS:

THE ROOFING COMPANY WILL BE DISCONNECTING AND RECONNECTING DRYER VENTS.
ANY OWNER WHO HAS IMPROPERLY INSTALLED A DRYER VENT INCORRECTLY CONNECTED
IS LIABLE FOR ANY COST OR DAMAGE FROM SUCH CONNECTION.

8. INSURANCE:

OWNERS WILL RECEIVE INFORMATION RELATED TO INSURANCE IMPACT AS A RESULT OF THE
ROOFING PROJECT.

IN CONCLUSION, PBV IS PURSUING THE MOST SIGNIFICANT PROJECT IN OUR 50-YEAR HISTORY.
IT WILL BE A DIFFICULT PROJECT BUT IT WILL BE WELL WORTH IT! SO, LETS ALL LOOK FORWARD
TO THE DAY WE HAVE OUR NEW ROOFS

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THANK YOU TO ALL OWNERS FOR YOUR SUPPORT.

THE PBV BOARD OF DIRECTORS