

TODAY'S POST - Wednesday, 4/13/2022

Dear fellow Colony owners,

Please pardon me for being a little slower than "the Facebook crowd" to post this communication, my second in the past week. Before I post something to the website, I need to gather facts and information, consult professionals where needed, share the data/information with your Board and determine a course of action. Then we are properly prepared to communicate what's transpired to you, the owners.

For others, like "the Facebook crowd", who are more involved with rumors, innuendo and misinformation, just being able to get out the most recent gossip and hear the sound of their own voices seems to be sufficient!

Here's what you want to know:
weeks before the Annual Meeting, your Board engaged Mr. David May, the professional architect who spearheaded our Colony transformation and building upgrades in the past, to perform a Property Assessment & Condition (PAC) report of the Colony and submit his findings.

During the course of his examination, he identified potential structural issues with the pool deck/pool area and, subsequently, recommended we engage an engineering firm (he recommended 3) to assess problem areas and recommend remedies/solutions. To date, we have received a preliminary evaluation from one engineering firm who has reported that the pool deck's supporting concrete beams and columns are in poor condition as a result of almost 50 years of exposure at our oceanfront location. The engineer did state that for a building of the Colony's age, these conditions were considered normal. All of the new construction in the area was also mentioned as a possible contributing factor, especially vibrations from driving pilons into the ground. In addition, exposed reinforcing bar is heavily corroded in many places over occupied parking spaces. Therefore, due to the problem areas that need to be fixed, the structural engineer, wanting to err on the side of caution and safety, ordered us to cordon off the entire area as "under construction". This then means that the pool deck/pool will not be available for the summer months. We're not happy about it and neither are you but we must address these significant, unexpected issues. At this point, we do not have a detailed estimate from the structural engineering firm. We do anticipate that the work will be extensive and expensive. We are awaiting a formal proposal/estimate. In addition, the engineer stated that, with all of the staffing shortages and construction companies running behind schedule, if we began the engagement process now, the repair work would be started in November.

We do have a thought about a possible "pool for the summer" solution. Years ago, we arranged for Colony residents to use the pool next door at the hotel where Fishbones is located. Monique and I will meet with the General Manager and see if such an arrangement can be made again.

Now, on to our other area, balconies.

David May, our architect, has identified problem areas on the vertical edges of some of the cantilevered balcony decks and given us some pictures to illustrate. We have closed 4 of the balconies on the 01 stack and 4 on the 04 stack (total of 8 balconies). The other balconies can remain open. Because this is a separate issue from the pool deck/pool area, we have already contacted our structural engineering firm to perform their inspection of ALL the balconies and make their recommendations.

Further updates to come as soon as we receive more details. Please bear with us as we proceed as rapidly and professionally as possible.

Respectfully Submitted,

Dick Denecker

President of the Board