

**MAJOR UPDATE - SATURDAY, JUNE 4, 2022**  
**BALCONIES, POOL & POOL DECK UPDATE**

Dear fellow Colony owners,

In order to arrive at today's important announcement, a great deal of preparatory work has been expended and time spent behind the scenes. It's a process that must be followed to get to the point of hiring/engaging a construction/contracting company to do work for The Colony. Your Board and General Manager have followed that process/protocol. Along the way, I have posted updates to the website containing, what I considered, relevant info/progress. Although it never seems to be sufficient for some, I hope my updates have been helpful. Here's a summary:

1. we hired our former architect for a complete building assessment -- he identified several areas that needed attention. Important note: (just to set the record straight) contrary to the opinion(s) of some, particularly the group I call "the Facebook Crowd", the issues with some of the balconies and the pool/pool deck were not created by your Board or General Manager. According to the Professional Structural Engineer(s) that we hired/consulted with, the conditions allowing today's issues to surface originated when the building was constructed in 1975. Their opinion is that the rebar support infrastructure was not buried deep enough in the concrete, allowing time (almost 50 years), wear and tear (from normal use) and the corrosive beach-front weather conditions to work their "insidious magic". My hope is that these facts will put an end to persistent misinformation, innuendo, guesswork and placing blame.

2. recommended by our architect, we engaged an engineering firm to evaluate the issues, propose solutions/drawings/specifications and recommend a firm or firms that he has worked with who can handle our type(s) of needs/repairs. This entailed several on-site visits to the Colony, involving Monique and some Board members each time.

3. recommended by our Professional Structural Engineer, we have had several on-site visits with the contracting/construction firm that he has worked with numerous times to evaluate the Scope of Work (SOW) and completion timetable.

Based on all I have shared with you so far, we are pleased to report that, as of Thursday, June 2, 2022, we have hired a quality contracting/construction firm to renovate/repair 10 balconies, reinforce/shore up the pool/pool deck and stairs to the showers and renovate/repair the faux ceiling area under the building. Work on all 3 projects will commence on Monday, June 6, 2022 with an intended completion date of on or before June 30, 2022. The contractors feel that, if all goes as planned (please pray for no weather delays) they may be able to finish earlier. Toward this goal, all 3 projects will be worked on simultaneously.

With a June 30 completion date or earlier, it is our intention/goal to have the pool/pool deck open for all during all of July, August, and September.

Thank you to all for your patience and understanding as we worked to put these solutions in place.

Respectfully Submitted,  
Dick Denecker  
President of the Board

P.S. As you can see, we are doing the pool/pool deck in a Step 1, Step 2 process, with Step 2 to be completed in the Fall/off-season. In the Fall, we will be able to house all the workers @ The Colony to save a great deal of \$\$\$ and can work more deliberately on the permanent structural pool/pool deck repairs and giving a new face to the pool deck.