

December 19, 2018

Dear friends and homeowners,

As we approach the end of 2018, I want to wish you all a very happy holiday season and a healthy and productive 2019.

As we look forward to 2019, I want to remind you that we will hold our annual 3 Chisolm HOA meeting on Monday, February 11, at 5:30 PM, on the 3<sup>rd</sup> floor of the Main Building. The Board respectfully urges all homeowners to make every effort to attend. It is an opportunity to bring issues of concern directly to the board.

We shall also elect new members of the Board as the present Board members, with exception of Mr. Greg Van Schaak, have served over two years of service. We are asking for volunteers to serve for a period of two years. In considering your availability to serve, it is critical to remember that it is preferable to have Board members who are not absent from the site more than a couple of months annually as the Board needs to meet some 6-8 times per year, and often needs to deal with and supervise emergency matters related to flooding, roof leaks, and storm damages, etc.

In 2018, the Board oversaw major construction of a protective wall against annual flooding, landscaping, power washing of all three buildings, installation of a French drain to protect our buildings from our Coast Guard neighbors, and major roof repairs of the Gym building roof. The Board is indebted to Dick Simons for designing and constructing a fairly robust flood protective system that has served us well this season.

Unfortunately, we suffered four disastrous breaks in our fire sprinkler systems, causing thousands of gallons of water to flood ten units of the main building and causing major damages to the affected units and hallways, which required the evacuation and displacement of our neighbors to hotels or other residences. Three out of four of these incidents were caused by contractors working to renovate the two units of the 3<sup>rd</sup> floor of main building. The Board has taken firm steps and instituted regulations to protect against such accidents in the future. All homeowners were informed by emails of the new regulations covering renovation or construction in the interior of their units. The new regulations have also been posted on the 3 Chisolm HOA website.

The Board continues to be vigilant about future storm-related floods and has solicited bids from a flood-protection firm for installation of a system that may protect us against larger flood levels that are predicted in the future. We shall inform the membership as to the cost and design of the system, perhaps at the annual HOA meeting. We welcome any suggestions to this effort.

The Board had its traditional annual Holiday Party on December 5. I am happy to report that unlike previous years, this year's cocktail party was combined with a Cuban art show and

resulted in a financial gain of about \$1,000 after all the expenses for drinks, food, service, furniture rental, and band. This was in sharp contrast to previous years, where we spent about \$3,000 on our annual holiday party for only the homeowners. In addition, we had a chance to showcase our beautiful building to our 50 plus neighbors and reduce some of the negative publicity we received because of the defects in the foundation of our buildings.

I am happy to report that financially and structurally the 3 Chisolm HOA is in a state of good health.

Let me also on behalf of the Board wish you and your families a wonderful Holiday Season, and a healthy and happy New Year.

Martin Morad  
For the 3 Chisolm Board