

December 2020 Newsletter

As the terrible 2020 year comes to a close (Yay!) , this is the final newsletter of the year:

A few news items and accomplishments are added to the list in the last newsletter:

- 1) The annual meeting was delayed due to ballot mailing delays - especially but not limited to overseas owners. The meeting is delayed until January 18. There will be a very limited and brief December Board meeting to share some information from a closed meeting and to vote. If you do not get your ballot information in time to return it before Jan18, 2021, please contact Cheryl at Vesta.
- 2) All reported balconies with peeling paint were painted (under warranty).
- 3) Numerous bubbles on the vertical walls around Lantana were repaired. It's tough to see them all without the help of a recent rain filling the bubbles. So, we got a lot of them but probably not all.
- 4) Caulked the exterior of all the elevator-waiting-area windows (2nd floor and above in all the buildings).
- 5) Completed the second round of dune trimming. Typically, first round for palms in the summer, and second round for sea grapes in November. The Board is considering more frequent trimmings - depending on cost and budget considerations.
- 6) Thyssen-Krupp will install remote diagnostics for all 4 building elevator systems. We've had them come out on numerous occasions. This will reduce down time delays.
- 7) Ordered new doors for the building 4 trash room.
- 8) Completed an audit of units with reported sprinkler head problems (either paint or corrosion). Focusing on the black ring at the base, the pictures below show a "clean", "Paint-sprayed" and "Corroded" sprinkler head, respectively. The Association will pay for the replacement of any currently defective sprinkler heads according to the audit. It seems like the spray paint has been there for some time. The quality rules for sprinkler heads do not allow for any spray paint, as it could stick and cause the head to fail in the event of a fire.



- 9) Completed the concrete assessment of all above ground end units (that were not assessed in the VCS study). The same engineering company (MBV) conducted the hammer-based audio assessment and marked any suspect areas with construction crayon. "Suspect" means that either a stucco delamination, or a concrete delamination was detected using the hammer test. Each area was scored a "1", "2" or "3", meaning "likely stucco", "not certain" or "likely concrete", respectively. MBV will issue a report to the Board after the new year. The concrete committee recommended this limited test (as opposed to testing all balconies) because of a strong correlation between previous delamination findings and the artifacts of an end unit (number of sliding doors, exposure, etc.). Once the report is available, the concrete committee will discuss the results with expert concrete repair and engineering companies, do an assessment of alternatives (AOA) and make a recommendation to the Board. There are currently two owners on the committee and two Board Members. If anyone else feels that they can help, please join in. MBV recommended two methods to remove the construction crayon markings: using a mixture

of baking soda and water, or WD-40 (seems more risky). Try baking soda first. Try a small area and verify results before extensively using ether method.

10) Replaced the broken electric pool heaters with more efficient and quieter heaters.

11) The camera security system will be installed after the new year and after I complete two action items: Witness previous installations, create a camera security system policy (when will past video be surveilled, for what purpose, and by whom, etc.)

The Board hopes that you have a Happy Holidays, Merry Christmas, Happy Hanukkah, Happy New Year, or however you choose to celebrate this season!

The 2020 Board