

Subject: Chalet Hurricane Irma Damage Assessment
From: "Patrick Romzek" <promzek@yahoo.com>
Date: 9/12/2017 5:19 PM
To: "Chalet Owners" <chaletoffice@chaletmarcoisland.com>



The Chalet of San Marco Condominium Association

CHALET HURRICANE IRMA DAMAGE UPDATE

DATE: September 12, 2017
MEMO TO: ALL CHALET OWNERS
FROM: Patrick Romzek, Chalet Board President
SUBJECT: Chalet Hurricane Irma Damage Assessment

Chalet Owners:

We have now completed our inspection of the Chalet common property and all units and wanted to provide you an update on damage we sustained from Hurricane Irma on September 10th. Provided below is a summary of the damage, the Chalet's next steps and our recommendation of next steps for our owners.

The Chalet building and common areas sustained very little damage from the storm. All major building systems are now operational and did not sustain damage. The phones system and internet are not operational yet, but we do not believe they were damaged. The parking structure and car ports had no obvious damage. Details of damage to the common areas is summarized below.

We have now inspected every unit for which we had key access. We have also contacted all owners of units with obvious damage and either talked to them or left them a message. If you did not get a call or a message from me, then most likely you did not have any noticeable damage from the Hurricane. A summary of the impact to individual units is provided below. Details of damage to individual units is being provided directly to the unit owners.

The common areas and building:

- 3rd floor guest room had window damage and water intrusion.
- 4th floor guest room had some minor water intrusion.
- 9th floor atrium had the glass slider doors damaged
- Office had wet carpet from leakage from units above.
- Social room had wet carpet from leakage from units above.

The Grounds and Landscape:

The grounds and landscape had heavy impact from the storm with a couple of trees down and damage to the trees and plants.

Individual Units:

There are several units in the Chalet that had either window damage and / or water intrusion. We have notified the affected unit owners and shared our initial damage assessment with them. If we did not contact you, chances are your unit was not affected. A few owners have not provided contact numbers to us and we are unable to contact them. If you did not provide a number or want to know the status of your unit, please call me and I can share the results of the preliminary inspection.

Here is a summary of the unit damage we detected in our inspection.

- 32 units were impacted in some way. Many of them simply had water enter under their door-wall.
- There were 8 units that had substantial damage and / or windows broken. Most of the units with major impact did not have hurricane shutters.
- Units with hurricane shutters or new hurricane proof glass generally suffered only minor damage or had some minor water intrusion.

Chalet Next Steps:

The Chalet will be repairing all damage to the “common elements” of the facility including exterior glass and common areas that were impacted. The Chalet is responsible for the exterior of the building, glass windows and all common areas of the property (lobby, pool, social room, etc.) as outlined in section 11.1 of our Declarations. We will inspect and remediate all these areas if needed. We will also arrange to replace broken exterior glass in affected units.

Our immediate plan of action is as follows:

- Board up the windows that were damaged. In process.
- Arrange for replacement of windows damaged.
- File insurance claims for the Chalet common elements and window damage. This has been done.
- Clean up the debris and down trees on the property. In process.
- Complete the process of getting the Chalet fully operational. In process.
- Assess total costs to the Chalet and address funding of restoration services.

Recommended Owner Next Steps:

The Unit Owner are responsible for all elements and furnishings within their units. These items are defined and outlined in section 11.2 of the Chalet Declarations and generally includes repair and replacement of everything inside the walls of the unit. With regards to the hurricane damage this includes all interior decorations, carpeting, sliding glass doors and doors. It also includes removal of water or addressing water damage inside your unit.

- **If your unit was damaged** you should immediately file an insurance claim and have a qualified person or professional inspect your unit. If you have water in your unit, you should immediately arrange to have it cleaned up to prevent the growth of mold or further damage to your property. We have contacted two different water remediation companies who will provide estimates to remove water from your unit. We will forward their estimates and contact information to you.
- **If you changed your locks** and we were unable to inspect your property you should immediately arrange to have someone inspect your unit or provide us a key so we can inspect it for you.
- **If you did not provide us your contact information** and it is not in the Chalet Owner directory you should contact us and we can provide you the results of our initial inspection of your unit.
- **All unit owners** should have some inspection of their units to ensure there is no undetected issues. Chances are good that if we did not detect a problem there is no major damage. If you did not have obvious damage we suggest you have someone inspect your property soon to ensure there is no un-detected damage or water.
- **If you do not have hurricane shutters**, we strongly recommend you consider them. They saved a lot of damage to units that had them and to our common areas of the building. They are a very worthwhile investment.

Summary:

While we regret that we incurred damage to the Chalet from this violent storm, we are grateful the damage to the facility was limited. Overall the damage to both the units and overall structure were far less than the damage from Hurricane Wilma in 2005, despite Irma being a much stronger storm.

The Chalet withstood a devastating storm and protected her residents and property well. We have some damage and will address it proactively and aggressively. We intend to restore the Chalet to its full operation as soon as possible.

If you have any questions or would like to discuss this please feel free to contact me at 313-506-5188. Thanks for your understanding and support during this challenging time.

Pat