

**Subject:** Chalet Hurricane Irma Update  
**From:** "Patrick Romzek" <promzek@yahoo.com>  
**Date:** 9/11/2017 8:29 PM  
**To:** "Chalet Owners" <chaletoffice@chaletmarcoisland.com>



## The Chalet of San Marco Condominium Association

### CHALET HURRICANE IRMA UPDATE

**DATE:** September 11, 2017

**MEMO TO:** ALL CHALET OWNERS

**FROM:** Patrick Romzek, Chalet Board President  
Rich Cassata, Chalet Manager

**SUBJECT:** Chalet Hurricane Irma Update

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Chalet Owners:

We wanted to provide you an update on the Chalet recovery from Hurricane Irma. We have not details of specific units impacted, but do have a preliminary view of the damage which is summarized below.

As you may be aware, we incurred a direct hit from a category 3 hurricane with 130 MPH winds. The Chalet incurred damage to some of the common areas, some units, and our grounds. We are grateful all our owners that stayed through the storm are safe and were not impacted and are safe. The storm impact to the Chalet appears to be modest and less than that incurred during Hurricane Wilma in 2005 despite Irma being a much stronger storm.

#### **Preliminary Damage Summary:**

The Chalet was without power until 6 pm this evening. As a result, we were unable to complete inspection of all units. Power is now on at the Chalet so we will finish our inventory of damage tomorrow and will provide a full debrief when this is complete. Here is what we know and can share today:

- We did not incur any water intrusion to the Chalet from storm surge. As a result, we believe our mechanical systems (heating, A/C, power, water, elevators, etc.) were not impacted. We will validate this when we test these systems tomorrow.
- We had trees and branches down in the lawn areas as you would expect.
- There appears to be no damage to the parking structure, tennis courts or pool.
- Cars for which we had keys and moved into the main parking deck we believe were unaffected.
- We had a fence near the South side BBQ and on the North side that had some minor damage.
- There was some other minor building damage but no known structural damage.
- Some units were impacted with broken windows and water intrusion. We will share the details of the

impacted units once our complete inventory is complete.

**Next Steps:**

Our plan is to complete the restoration of services as quickly as possible, secure the building and contain damage to affected units. Our immediate next steps are:

- Complete the unit and damage inventory.
- Ensure units with window damage are sealed from the elements.
- Notify owners of any major damage.
- File insurance claims for common areas of the building and provide guidance to affected owners on claims they should file for their insurance.

**Summary:**

We are working as quickly as possible to assess the damage to the building and fully restore operations. Rich and his staff have done a great job and are working very hard to complete these critical next steps. Please do not call and interrupt the work as it will only delay our ability to finalize our inventory and provide you a complete damage assessment.

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.

Thanks for your understanding and support during this challenging time. We will provide a more detailed update once our damage assessment is complete.

Warm regards,  
Pat and Rich