

AUGUST NEWSLETTER.....

“Hard Keys” for Unit Entry Doors.....

The words “hard keys” refer to traditional metal lock keys. The new entry door locks are designed to be accessed using such a key. Several owners have asked expressed a desire to have such a key to access their unit in addition to the RFID card keys. The Board passed a motion to allow this at their July 21st meeting, under the following conditions: The owner will be charged the actual manufacturers price for the key and lock tumbler together with an installation fee. That amount is currently being determined and will be publicized as soon as it is available. Second,

Any owner ordering a hard key, must sign a liability release stating their understanding and agreement that use of a hard key does not provide the security benefits available by using an RFID key. A copy of the release form in a downloadable format will be made available as soon as it is drafted by an attorney and adopted by the Board. The Board has set September 1 as a target date to begin making these keys available to owners who request them.

NEW Main Lobby Entrance.....

On Wednesday, July 20th, the main entrance doors and glass wall was replaced with new metal framing and new doors. The frame color is a dark bronze anodized finish and the doors have a heavier construction with full-length hinges.

Operation is very easy and the look is clean and modern. During the following two weeks, the awnings, signage, and trim will be receiving an attractive upgrade and repair. We are also replacing the metal railings on the main garage ramps. The new rails will be of the same color and design as the new balcony railings. Together with the upgraded landscaping completed last fall, our curb appeal is now significantly improved.

Elevator Interiors.....

Jim Shultz, our Operations Director has fabricated new interiors for our six North and South Tower elevator cars. They are finished in bird’s eye maple panels, new flat screen TV monitors, a carpet floor to match our new hallway carpet, and will soon be fitted with new aluminum ceiling panels and LED can lights. Again, the look is clean and modern. In the fall, Jim will redo the elevator call stations with matching bird’s eye maple laminate and mahogany trim to match our new doors and hallway chair rail molding.

Board Meeting Notes.....

The Board of Directors held their July meeting on Thursday the 21st. Mr. Harrison gave the financial report, which included some very good news. The Association is currently \$140,000 below budget on renovations and has saved \$70,000 in interest by borrowing from prepaid assessments. Another \$46,000 is being received on unbudgeted meeting room payments from Island Resort Company. When combined with the \$100,000 saving on insurance premiums, the Association is now enjoying a position over \$350,000 better than budget. This will finance some additional repairs to the building exterior and place us in a better position going into 2017. It appears possible that in 2017, we will see no increase in monthly maintenance fees and no special assessment.

I'm sure we are all pleased to be able to enjoy the many upgrades our resort has received during the past year, while keeping our dues the same and eliminating the need for any special assessment. Many thanks to our Board for their fine efforts in that direction.