

The Swan Lake Club Update
From the Board of Directors

Treasurer Appointment: The Board unanimously appointed Justin Kirby as our Treasurer. The Board is grateful for his acceptance.

Committees: As allowed under our bylaws [4.16 To Appoint Committees], the Board has identified the need to form a special committee and reinstate a previous committee, as our rebuild effort is in the final phase.

Stormwater Management Committee - This special committee's charter is to provide to the Board a plan with resources needed, based on their findings, to mitigate the flooding in our parking lot. They will look at issues affecting the drainage, such as ground swell water and water shedding from our roofs among other contributing factors. We are grateful to Mike Kinsella, Wayne Doller and Mark Eddins for agreeing to the Board's request to appoint them to this important committee.

Landscape Committee - This committee's charter is to provide to the Board a short and long term plan to refurbish our landscape after Hurricane damage, as well as provide oversight of our landscape company with ongoing maintenance. The Board is appreciative of the interest from many owners volunteering their time. A list of owners interested will be reviewed and approved by the Board, which will be communicated to the volunteers then to all owners.

Annual Termite Inspection: Our annual termite inspection and remediation is approaching. Board member, Patrick Lyons, is researching companies he has worked with as a Board member of other Associations to obtain more favorable pricing for this service.

Hurricane Milton Damage:

Flood Damage - The Board was proactive and prepared to have All Dry available the day after the storm for water and mold mitigation and a Public Adjuster on standby to come to the property to see the damage and recommend a course of action on dry out procedures in the case of a potential claim. By 11:00 Thursday after the storm, All Dry and the Public Adjuster had assessed the property and reported minimal damage. Board member, Randy Proulx personally checked each ground floor condo the morning after the storm, as well. It was determined that Condos A-3, B-1 and B-2 sustained a minimal amount of water intrusion. Since our HOA Flood policy has a \$5000 deductible on each building, and since we had minimal flood damage with immediate remediation, we were advised not to open a new claim from the damage caused by Milton, since we still have so many outstanding claims from Ian.

Wind Damage - The Board pre-arranged for our roofing company, Epic Roofing, to inspect the roofs after the storm for reported leaks. Leaks were reported in condos B-6, B-7, C-7, D-7 and E-5. *Epic Roofing provided inspections on October 17th* to the impacted units. Once we know the extent of the damage and repairs required, including drywall repairs if needed, owners will be notified accordingly.

Owners should have their home watch check their condo, if it hasn't been checked already, and report any damage to Newell at resident@newellpropertymanagement.com. Many thanks to those owners that already reported damage.

Post Hurricane Milton Inspection: The City of Naples and FEMA requested a mandatory inspection on The Swan Lake Property on October 16th to assess further damage to our property from Hurricane Milton. Good news! We were told we could continue with our rebuild efforts.

Hurricane Ian Insurance Claims:

Flood Insurance - Weekly meetings are held with our Claims Attorney and The Hartford adjusters on the flood supplemental payment. Our contractor, Meridian, is very involved and providing great assistance with requested information.

Wind Insurance - We have filed a Notice of Intent to litigate Frontline Insurance Company. There is an Exam Under Oath (EUO) meeting which Lori Wegman will attend on 10/25 with Frontline's counsel that will be requesting information pertaining to our claim. We are working with our claims attorney, Garrett McIntyre on next steps and will notify owners of his recommendations.

There isn't a day that Lori and Garrett are not working to push for an equitable resolution. It is both frustrating and time consuming with the amount of time that has been spent to resolve our claims from Hurricane Ian.

Stucco Building Repairs/Color Scheme Change Proposal: As a result of Hurricane Ian damage, the buildings are in need of stucco bands repair and therefore buildings are in need of being repainted. This would be a good time to consider updating our building color scheme. We are looking to changing the roof tiles to warm grey and paint the building warm white. Since this is a material change we will need owners to vote to approve the color change. If owners do not want to change we will try to match the existing colors.

Common Area Repairs: The floor tiles on the ground floor and stairs will be replaced. The existing tile has been discontinued and a replacement that matches as best as possible has been selected. Once the next assessment has been determined and paid by owners, that work will begin.

Tile samples have been obtained and will be communicated via PPT slide for owners to review.

Exterior Lighting Repairs: The exterior site lighting project is underway with repairs of underground electrical work and replacement of our landscape lighting needed after Hurricane Ian. Installation of exterior code compliant lighting will be safe, reliable and enhance our curb appeal.

Updated Construction Schedule: There are 10 units left to complete the white boxes in buildings C, D, and E.

Building C - Turnover to the owner's GC for interior finishing is targeted for October 25th.

Buildings D & E - Turnover to the owner's GC for interior finishing is targeted for November 18th.

Next Steps: A Board Meeting will be scheduled for the owner vote on the material change of colors to the buildings and a Board vote to approve the next special assessment, which is still being determined.