



Date: April 11, 2022

Re: Exterior Building Repairs at The Beach and Yacht Club

Dear Guests:

We have just learned that it is necessary to have a final amount of exterior repair work done on ALL buildings at The Beach & Yacht Club as a result of Hurricane Sally. We had really hoped that this could have been postponed until after the 2022 Summer Season but unfortunately our insurer requires it.

The upcoming repair work schedule on the two Towers is anticipated to take place between May 2nd and Nov. 4th, 2022. The most critical work will take place between May 2nd and June 3rd around the BYC complex with the repairs made as determined to be most necessary by our contractor. After that, the less urgent repairs will take place as follows:

Tower A 02 stack: May 2-27

Tower A 01 stack: May 30 – June 24

Tower A 01 & 04 north balconies: June 27 – Aug. 5

Tower A 04 stack: Aug. 8 – Aug. 26

Tower A 03 stack: Aug. 29 – Sept. 23

Tower B 01 & 04 north balconies: June 27 - Aug. 5

Tower B 04 stack: Aug. 8 – Aug. 26

Tower B 02 stack Aug. 29 – Sept. 30

Tower B 03 stack: Aug. 29 – Sept. 30

Tower B 01 stack: Oct. 3 – Nov. 4

BYC Mgmt Office and Tennis Pavilion: June 6 – July 29

BYC Clubhouse: Oct. 3 – Nov. 4

(For info:

1. A reference to a “stack” includes all condo units ending in that number in the entire Tower. For example, a Tower A 02 stack means all units ending in 02 units on each floor of Tower A (For example: 102A, 202A,302A, etc.)
2. “North balconies” mean the small back balconies of the condo units ending in 01 and 04 in Tower A and B which overlook the parking lot.

FAQ:

1. **What is going to be done to the building exteriors?**
 - Repairing spalling (ie. flaking or peeling) concrete and damaged stucco
 - Repairing and treating rusting stucco accessories
 - Replace failing sealants
 - Pressure washing
 - Applying new wall and ceiling coating
2. **Will it be noisy?** The spalling work could be noisy and/or dusty at times. This could include scraping away the flaking concrete, patching and resealing the concrete.
3. **How could this impact my stay?** There will be certain periods when you may have limited access to your condo balcony for safety precautions. Due to the sequence of work, there will be times where work is not being performed on your balcony but there is work being done on your Tower.
4. **When will the work be done?** Monday through Friday 8am to 5pm with weekend work only for make up days and only if approved by the BYC Management Office who will provide advance notice by posting signs in the ground floor notice area directly across from the Tower elevators.
5. **Will the workers come in my condo?** No. All repairs will be done from the exterior. Interior condo access will not be necessary.



6. What about the sliding glass doors of my condo? These will not be removed as part of the repair project however, they may be protected against damage at times. This could include a protective film placed on the exterior of the glass doors of your condo.

7. Will parking be impacted? At times, yes. The north balconies of both Tower A and B will be repaired between June 27 - Aug. 5. Some of the covered parking spaces belonging to these Towers will need to be utilized given that the parking spots directly in front of the Towers as well as sidewalks will need to be blocked during this time as a safety precaution. The contractor can provide car covers and will ask that owners/guests cover their cars which would reduce the number of spaces that they would need to block.

8. Will the pool and/or beach access be impacted? No.

Please know that we have stressed to the contractor that there needs to be as little impact as possible on the owners and guests of BYC even though this is a significant undertaking. We have also designed the schedule based on peak season rental periods, major holidays and efficiencies in order to be able to work around the complex in a way that we feel will cause the least amount of disruption.

We sincerely appreciate your patience and understanding as we continue to finish repairing the damage done by Hurricane Sally. We are happy to host you! If you have any questions or concerns, please feel free to contact the BYC Management Office at 866-521-3522 or by email at beachyachtclub@bellsouth.net.

Thank you,

The Beach & Yacht Club