

DIPLOMAT DISPATCH

TRANSPARENCY AND INCLUSIVENESS

HURRICANE MILTON UPDATE

On Tuesday, October 8, in preparation of the incoming hurricane, all common area furniture and equipment were removed, drains were also checked. As a result, although we had shingles lost, oceanfront wood panels ripped away and fences damaged, we were very fortunate that the tornado did no further damage. However, it did impact several stores in Publix Banana River Mall across the street, as well as the Wells Fargo Bank building and Twin Towers. We did experience power outages during Wednesday night and the 770 A and B buildings are without power as of today.

Once the hurricane winds subsided on Thursday morning, we surveyed the damage, speaking with owners and renters who weathered the storm with us, and it appears that the major problems were infiltration of water due to the heavy rain and ongoing deterioration of our buildings.

We have received several reports that water from beneath the buildings entered bedrooms and on the ground level water caused one glass sliding door to fail. Some conditions stem from previous hurricanes and will be rectified once renovations begin.

We have signed contracts with Keystone Engineering for the restoration of all buildings that were built in 1964, and received bids. In addition, completion of the oceanfront roofs has been delayed, pending rebuilding of the oceanfront archway that was added in 1978, where rotted wood, and twisted and rusted steel beams were discovered under a plywood facade. The board is concerned that this structure does not meet code and Keystone Engineering is, so far, unable to secure bids due to the unknown costs involved in restoration. This, plus most area contractors being booked far in advance, has added to the timeframe.

It is unfortunate that apparently no engineering studies have ever been undertaken in at least 20 years to make replacement and repair recommendations, your board inherited the monumental task of addressing each deteriorating building.



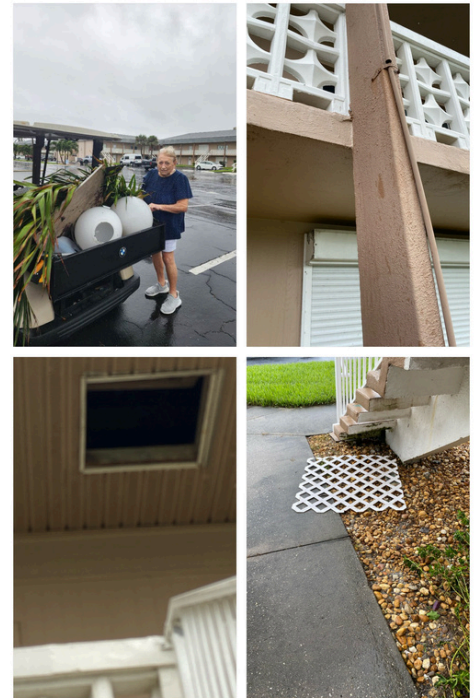
DIPLOMAT DISPATCH

HURRICANE MILTON UPDATE (continued)

If you have experienced, or observed, any problems during the hurricane, please contact the office and complete a Maintenance Request Form. Our staff is working on repairs to all damaged common areas.

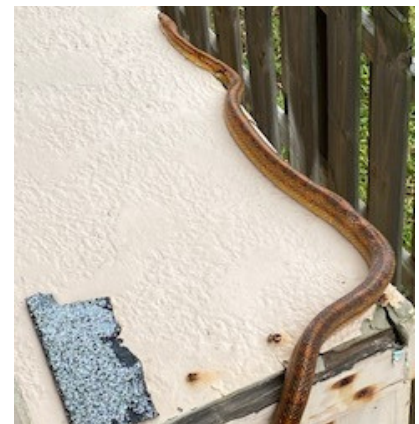
Many thanks to owners who have already advised us that their units are secure and that the new roofs have finally prevented water infiltration.

Many thanks also to the owners and renters who were in residence here and helped us during the hurricane – and to our dedicated staff, Julie and Luis – their loyalty is very much appreciated, especially working during the rain and wind to ensure the safety of our owners, renters and guests.



CHECK IF YOUR 7 FT. EASTERN RATSNAKE HAS ESCAPED

On Wednesday, September 25, President Vi Smith found a 7 ft. Eastern Rat Snake that had slithered to her front door. Due to the size of the snake, it may have been a pet that had escaped. Please check with your renters so that it can be returned to its owner.



UNREGISTERED VEHICLES

We have been issuing warnings to all owners/renters who are in violation of the Rules and Regulations. The Maintenance Manager is issuing Violation Notices on vehicles that are parked on site that are not registered or are not in a drivable condition.

RENTER'S VEHICLE TOWED

ON TUESDAY, SEPTEMBER 24, THE ASSOCIATION ORDERED A RENTER'S VEHICLE TO BE TOWED AFTER MANY ATTEMPTS TO HAVE IT REMOVED. THIS VEHICLE HAD NO REGISTRATION FOR 2024.