

To all shareholders,

It has been a busy summer for me not just with lots of family visiting at my summer place on Long Island but monitoring and coordinating the many ongoing projects at Palm Worth. I have asked Nichole to attach to this letter photos of the work ongoing at Palm Worth.

The new shrubs have been installed around the entire swimming pool area which is required for our living fence. In addition, maintaining our entire garden area in the atrium area and around the pool is important in continuing Palm Worth's open garden design. Last season, the Beautification Committee decided to remove the fertilization, insect, and weed control from our landscaper's contract and hired a contractor who specialized in this care. Grass cutting, tree and shrub trimming, as well as sprinkler wet checks, continued to be Ocean Edge's responsibility.

However, this fall the Beautification Committee will be soliciting bids for a landscape company to replace Ocean Edge because of their poor performance.

The modernization of our elevators began on July 5th starting with the north elevator.

We worked with the AC company to ensure adequate cooling for the newly installed equipment in each of the elevator rooms (north & south) was provided, as well as coordinated with ADT on their required connections, in order to call for an inspection. Hopefully everything will be in place for Motion to have the north elevator ready for inspection next week. When the north elevator passes inspection and is operable Motion will begin the work on the south elevator. This schedule for completion more than exceeds our expectations based on the previous forecast of the modernization taking up to a year or a completion date of January or February 2023!

However, work on soliciting bids, evaluating these bids and companies, as well as making the material selections, began way over a year ago. The contract was signed approximately 7 months ago. Many volunteer hours were expended and a thank you to all of you.

The much needed north side bedroom window headers' concrete restoration began this week. Photos are attached. Waterfront has opened up the areas around Unit 114 north windows and exposed rebar and concrete damage, etc. Unit 212 is also being addressed for header cracks in both their bedroom windows and that work will be done at the end of this week. I have called for our structural engineer, Jamie Weil, with Slider Engineering to evaluate each of these and future openings as to degree of rebar damage as

well as concrete damage. I cannot begin to tell you how many hours we have spent on phone calls with the owner of Waterfront and Slider Engineering to ensure Palm Worth is getting the necessary attention and advice on repair of the building.

The rusting screws pictured in one of the photos shows the damage that hurricane shutters bolted into the concrete have caused. In addition to the north side windows, we will need to repair the overhead walkway ceiling at the entrance to Unit 114 - as well as concrete railings located on the patio area outside Unit 108. Around 2015/2016, we did do extensive repair to bedroom headers, etc. on the south side. There were also repairs done at that time to several bedroom units on the north side. This was under our painting/concrete restoration project at that time. This is a Time & Material Contract. According to Waterfront, they should be able to complete this work in 3 weeks. From past experience I expect it will be more like 4 weeks. However, we will also need at this time to paint the flat walls between Tier 14 and 13 as well as between Tier 13 and 12.

ALSO -Tiers 14 and 13 porch windows have been caulked, sealed and new gaskets installed which was done under a separate contract thru the Window Committee. Tier 12 was done last year. We will continue to address the maintenance of all the porch tiers each year.

In order to be prepared for the possible need in the future to replace our main electrical panels for the building, I have obtained estimates for preparing plans from a couple electrical engineers which involves drawings, etc. to review and discuss this fall with the Board. The last electrical engineer I met with via speaker phone at Palm Worth expressed that our panels are well maintained and for their age - going on 60 years - in very good shape. However, he also pointed out that they are old and replacement parts are not available. He also strongly advised that the electrical room be air conditioned. Glenn and I, along with Nichole, will be starting to work on the 2023 Palm Worth Budget in the next month . In addition, we will be soliciting help from a couple volunteered shareholders with experience in property insurance to assist us in anticipating what our building insurance cost will be and should be budgeted for.

As the costs of all goods, contracts, etc. have gone up for all the shareholders so has it increased for Palm Worth.

I hope this mid-year letter, though entirely too lengthy, keeps you all informed of all the effort and time by many that is required to keep the Palm Worth building and grounds thriving vs declining.

Thanks,

Juanita Leary

Pres., Palm Worth

Board of Directors