

TO: All Shareholders.

11 July 2023

It has been a busy summer at Palm Worth.

The required "40 year" electrical inspection was completed and the overall report and conference I had via zoom with the Electrical Contractor is that our electrical system is in very good shape considering age. The problem areas that were found in some of the unit's circuit breaker boxes and with the grounding of the breakers in the maintenance room, I have instructed the contractor to repair/address immediately. In addition, I have asked for estimates for a yearly maintenance contract of the system as well as specific parts, fuses that we could purchase now and stockpile in order to prevent a major shutdown of our system. When I have these part prices I will share with Mike Pfeiffer who has volunteered to assist in getting needed backup parts. Also, in the fall, we will work with shareholders in providing a bulk price on installing new circuit breakers in their apartments where there may have been a problem though the contractor believes their repair today to these boxes should suffice. The moratorium on installing new tankless water heaters, not affecting replacement ones, will continue based on the electrical contractor's advice. I believe, and this was verified by the testing of our system, that Palm Worth's approach to protecting our electrical system from overloads as well as maintaining a clean unencumbered room will prolong the life of our system.

Taking the steps advised by both the Electrical Engineer as well as the Electrical Contractor, our system's life can be extended beyond the 15 to 20 year present prediction.

We have experienced a sprinkler system pipe leak in the maintenance room that has involved concrete floor removal and having ADT, our contractor, involved in changing the location of the pipe which will prevent removing/cutting through another important 12 inches of concrete. I contacted Waterfront, our concrete restoration contractor, and they will do the repairs to the floor when ADT completes the relocation of the pipe (FYI - only ADT can do the sprinkler pipe repairs vs a plumber).

We have obtained estimates for our roof replacement and forwarded these to David Roth and David Brooks for review and input. We will attempt to obtain a third estimate but with the current demand as a result of the State inspections and the insurance companies refusing to insure buildings with older roofs, it may not be possible. It is the general consensus that we will need to replace our roofs and at least be under contract with a deposit down at least 6 weeks before our insurance renewal in April.

Our structural engineering firm, Slider, has done the inspection of the walkways, and cantilever beams. Though I call them frequently, I have not been able to get their report so though I wanted to do some of the repairs this summer, it may need to be postponed until May. My understanding is that work required under the State Heirloom Inspection is to be completed by December 2024.

Permit for the resurfacing of our pool has finally been obtained by our contractor and we are waiting to see when this will be scheduled. Kevin is also attempting to see through snaking the line under the pool deck if we can repair (without digging up a large section of the pool deck) a wire that was cut years ago when the overflow box was installed. If not possible, we will have to decide on the importance of having the present non-functioning pool light operational. This

would be at an additional cost involving electrician, etc. Our Pool License as posted does not permit after dark swimming. We have verified this with the appropriate State of Florida personnel. Our sign located at the pool is also being updated to meet these restrictions. Kevin continues to work on his summer list of repairing the park beach gate and fencing, finishing the repairs to the pond irrigation, extending roof drainage away from the buildings, etc.

We contacted the Dept of Environmental Protection for the required assistance in what we can and are allowed to do as far as the numerous invasive plants taking over our beach dunes. Their representative met with Scot and definitely we are invaded with these plants. Approximately 10 years ago we were required to remove the invasive plants and replace with sea oats and sea grapes. The Dept of Environmental Rep obtained for us the required recommended permit which we have in our possession. We have solicited an estimate from our landscaper, contacted the Tideline Manager alerting him to the fact they also have invasive plants and will coordinate with them when the work is scheduled. We are advised that the work be done in the fall after the hurricane season since new plants would not survive the wind and watering of the plants will be required.

Glenn and I are reviewing the need for an assessment to cover the cost of our increased insurance premiums this year. This will continue to be a problem with the insurance situation in Florida unless we replace our older roof.

A special thanks to Scot Northrup who has been invaluable supervising the window project on the south side as well all the assistance with the electrical inspection, and not just coordinating with me on the problems in the maintenance room pipe leak but the physical part of moving bikes and cleaning up the water. All his contributions are too numerous to list but am sure he has tired of my many phone calls.

Nichole is working from home and making the effort to come by the office a couple times per week to collect mail, bills, etc. I expect that she will be back part time 3 times a week in August which is the summer schedule until 1 October. Kevin is now only working 4 days a week - Tuesday thru Friday. We are looking for a part time maintenance person to cover the cleaning of the common areas., etc.

May the rest of not only Palm Worth's summer but yours also be calm and peaceful!

Thanks,

Juanita Leary
Pres., Board of Directors
Palm Worth