



Sanibel Harbour Tower South

Condominium Association, Inc.

Owner Update—April, 2010

*** Rainy Days Take Their Toll...** On Sunday, April 11th (exactly 30 days after our last tropical storm), another storm hit Southwest Florida. The high winds and heavy rains lasted for a few hours leaving another mark on homes and buildings in the area, as well as water around the windows of most of the master bedrooms in our building.

Clean-up efforts started immediately, as we summoned Fireservice Disaster Kleenup to our tower to access any damage and professionally dry the affected units. Using an infrared camera to look through walls and a meter to measure moisture, their crews began immediately placing fans and dehumidifiers in place. Their efforts have continued daily. They have returned to our building and measured moisture levels each day and removed equipment when a condo is pronounced dry. The end result was that 54 units experienced some degree of water intrusion.

On Thursday, April 15th, Fireservice removed the last of the fans and dehumidifiers declaring the building dry. The good news is, little to no damage was done to units as most only required pulling carpet back to expose the pad and allowing the drying equipment to do it's job.

The quick action by the Association and Fireservices prevented the more serious problems of mold and further damage. This incident underscores the need for all owners to have an emergency contact number on file with Island Management.

*** And Now the Rest of the Story...** The successful efforts to dry our building treated the result but not the source. We are currently working with building specialists to identify the source of the problem. They will be conducting tests on our windows and inspecting our building to determine what areas are allowing the water to enter. After those areas are defined, they will recommend an action plan for repair and/or replacement and work with us to carry out those recommendations to a successful completion. This project is our number one priority.

*** Transition Assistance for GRP Owners...** April 30th marks the end of the GRP program in our building and owners affected have been working on their transition. One area Island Management can be of assistance is the changeover of doors. While not required, many doors in the building are not fiberglass and as a result are showing rust. Island Management is prepared to get bulk pricing on the purchase and installation of new doors for any owners who have an interest. If any owner is interested in a new fiberglass door for your unit, please send an e-mail to steve@islandmgmt.com.

*** Painting/Waterproofing Update...** Even though the water intrusion issue is our number one priority, we have continued progress with our painting/waterproofing project. Bids have been received and are being reviewed and finalized. Our goal is to have everything in place for this project and make a decision contingent on the water issues being resolved.



Sanibel Harbour Tower South

Condominium Association, Inc.

Owner Update—April, 2010

**** Last Call to win a \$25 Gift Certificate...*** The best Sanibel Sunset photo taken from our building will win a \$25 gift certificate to Charley's. There is still time to submit your photo to sanibelnews@yahoo.com. Entries will be accepted up until May 1, 2010. The winning photo will be published in the May Newsletter. Good Luck!

The next Board of Directors meeting will be May 12th at 10:00 a.m. Eastern Time

We hope you find this *Owner's Update* helpful. Look for the next *Newsletter* in mid-May. If you have comments, send them to sanibelnews@yahoo.com