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THS Owners,

We had good owner attendance at Friday's board meeting - thank you! In case you were not able to participate we wanted to share some time sensitive items with you. A recording of that entire meeting will soon be available on our website. If you have guests or renters onsite please make them aware of these time sensitive events so that they are not surprised.

Emergency Electrical Repairs in D Building 6/29-30: We are in the midst of repairing some underground wiring in D Building between our electrical room panel and the panel in a particular unit in order to restore power to that unit. We have been working on this issue for the last few weeks, and hope to reach a successful conclusion early next week. You can expect some excavation on Monday and Tuesday (6/29-30) by the D Electrical room located along the outside of D101. This excavation will likely cause our driveway in front of F Building (F102 & F103) to either be a tight passage or impassable.

In the event we are not successful early next week, we will need to dig a new trench in front of the tombstones along the length of D Building the following week (7/5+). This will allow new conduit and wires to be installed. Should that become necessary owners in D Building and likely units F102 & F103 will not have access to their carports for 1-2 weeks. Needless to say, we are hoping for a positive solution early next week, but also want to make you aware of this possibility. While digging a new trench is not ideal, it is far better than having to dig under existing units to locate the compromised conduit.

We will do our best to communicate any necessary short term power outages to units in D Building. Questions can be directed to Mark Simonetto, Joe Taylor, or Jayne Maguire.

Dryer Vent Cleaning 6/29-30: We have highlighted this the last couple of months. This is our normal program that is done every two years and is paid by the association. It is designed to reduce fire risk and improve your dryer efficiency. You do not need to opt in nor provide unit access as everyone will receive this cleaning if your dryer is accessible. Note, there are a few known units with non-accessible dryer vents.

Jayne Maguire is championing this project for us again and will be accessing each unit with our dryer cleaning company and her designated helpers over these two days. This is the same company we have successfully used in previous years so they are very familiar with THS and our nuances.

Water Mitigation Project 7/6+: The recommended components of this project were all unanimously adopted during yesterday's board meeting. The first phase of this project is doing some critical drain repairs. We expect workers from Florida Standard Plumbing (this is the company that scoped and mapped our drains this spring) and our general contractor RR to be onsite the week of 7/6 to begin the process. The plan is to address needed drain work building by building. Once we have an intended schedule we will share that as well. As stated during yesterday's meeting, the worst building is C Building and the best is D Building.

It will likely become necessary to shut down C Building for 1-2 weeks to replace all the common element drains. For all the other buildings you may experience a temporary water shutoff during the day, but it will be turned back on by evening.

Again, once we finalize a schedule we will communicate to you via an email update. Some of the other phases of this project will happen simultaneously. Questions can be directed to Joe Taylor or Mark Simonetto.

Thank you for your understanding and cooperation. The board wishes everyone a safe and happy July 4th.

THS Board of Directors