

From: mark.simonetto

To: Mark Simonetto

Cc: Joe Taylor (THS B101), Garrett Smith (THS C103), Jayne Maguire (THS D105), Bruce Sonnenberg (THS A101)

Aug 31, 2026, 5:32 PM

THS Owners,

We wanted to share some updates including some things that have happened since last Tuesday's board meeting.

We still expect our Drain Repairs and Water Mitigation to be 90% complete by the end of September - barring any unforeseen events. At that point there may be some remaining landscaping, but the planned heavy lifting should be complete. If you are planning on being onsite you will likely see some heavy landscaping work, but should not expect any major disruptions to water or sewer access.

Note: No work is planned 9/4-7 surrounding the Labor Day weekend.

Drain Repairs: Joe Taylor previously reported some of this information, but we are pleased to add to his most recent update. We expect all drain repairs to be complete in the next couple of weeks.

- 50 unit drain cleanouts are installed.
 - A-B-D buildings cleanouts are located in the front (carport side by the downspouts).
 - C-E-F buildings cleanouts are located in the back (slider side).
- 50 outside unit water shut offs are installed in the back of every unit (slider side) and fitted with a cone shaped cover to keep out debris..
 - C-E-F buildings shut offs are located opposite the drain cleanout.
 - Piping will be trimmed and the ground boxes raised after water mitigation grading is complete so that they rest slightly above ground. Must establish the proper grade first.
- Pavers in carport entries that had to be removed are being re-installed so carports are more easily accessible. .
- Pavers that were inadvertently damaged in (3) carports will be repaired.
- Drain repairs in C-D-E-F are complete. Repairs in C went quicker than expected and were completed the week of 8/10. Note, the open trench behind C will remain until Grading (see below) is complete.
- Drain repairs are underway in A-B, but one more overgrown tree must also be removed behind the pool along with the remaining stump(s) from previously removed trees.
- Our external pool drain (in the back of D and B) and corresponding piping will be cleared and replaced as necessary.
- Hydro jetting of all areas has begun. All drains will be hydro jetted starting with E-F working toward A-B and the main Swallow drain connection.

Water Mitigation/Grading: This involves installation of new large ground level basins, additional permanent pumps and underground piping connecting those basins, and re-grading of our grounds for proper water flow.

- Low spots in our drives along the tennis court have been adjusted by removing those pavers and restoring the original pitch into the tennis court swale. Pavers have been subsequently reinstalled.
 - Low area in front of E and C.
 - Low area in back of A and front of C.
- The Tennis Court swale will be made deeper with improved piping into the collection basin.

- We will be re-establishing a proper grade from the base of each unit LL sliders into the new swale basins.
- Underground pipes will carry the water from these basins mainly to the tennis court swale and eventually to the swales along the roadways.
- Most of our inside roof downspouts will be directed underground toward these same basins and away from individual units

Water Mitigation/Landscaping: This will be largely dependent on budget progress, but our intent is to replace the damaged sod and critical plantings. We can do additional plantings if funds allow or we can always add to our external landscaping at a future date. We may also be able to get some assistance from our neighbors during this portion.

- Border hedges along our north, east, and west sides have been removed or significantly cut back. Most of these hedges were killed by an invasive vine that had to be removed along with the hedges.
- We will need to replace them with something suitable that fits our budget. Some of this work has been done and will continue as the weather dictates.
- Most of the unsightly rock outside our pool area behind A-B buildings will be removed and replaced with sod. This will provide a better appearance and help with groundwater handling.
- We may need to replace the missing trees with something less invasive (i.e. smaller palms) to comply with current ordinances.

Water Mitigation/Misc: These are planned items that will be addressed during the grading or landscaping phases.

- As expected we will be refreshing our irrigation system with new underground piping and new heads. We also hope to replace our key controllers.
- Once everything is complete we may be able to refresh our previous landscape lighting - as the budget allows.

Other Miscellaneous: Here are a couple of things not related to our Drain Repairs/Water Mitigation project.

- These include (3) lingering slider items from 2025/2026 planned construction. We have been trying to get both our contractor and their door people onsite at the same time and that happened last Wednesday and Thursday. Many of you with cameras were quick to notice. We did not alert you as we have had some previous unforeseen scheduling problems. We apologize for the surprise, but it was positive.
 - Those owners who upgraded some or all of their sliders received any missing slider plugs. Note, they actually ran out and had to reorder a few more from PGT. No current ETA.
 - Those owners who upgraded some of all of their sliders received any missing lip sills. A couple of units also wanted previously installed lip sills removed. Notes, they ran short of these for a couple units and have reordered from PGT. Again, no current ETA from PGT but we are following.
 - We are testing a better flush like exterior handle on LL sliders so that the screens function better. This is still outstanding and is being closely followed.
- As discussed during our last board meeting, the board is reviewing proposals from Xfinity and Summit Broadband regarding the rewiring of our complex for fiber optic. The Owner's Advisory Committee (Pat Delahanty - Chair, Casey McDowell, Cynda Mellish, Judy Pluth) have also been asked to review. The board will be discussing and hopefully deciding our future direction during the September meeting. Comments can be directed to any member of the Board or Owner's Advisory Committee.

Reminders: Some are 'Save the Date' items and some are pertinent to current happenings.

- Our next board meeting is targeted for late September - TBD.

- Our 2027 Budget Board Meeting is set for December 1, 2026 @10:00am ET via Zoom.
- Our 2027 Annual Meeting is set for January 7, 2027 @2:00pm in-person only at the Chickee.
- If you have guests (including family members) using your unit and you are not onsite, please send a Guest Registration form to Beachside. If you are popping down for a quick visit we would also ask during construction that you send Jayne Maguire a quick courtesy email or text letting her know you are onsite. Jayne has been doing an excellent job of communicating directly with onsite folks when some spontaneous things happen - as can occur during construction. But she can't keep you informed if she doesn't know you are onsite.

Questions about our current projects can be directed to Joe Taylor, Mark Simonetto, or any board member. We thank you for your continued patience, cooperation, and support.

Please have a safe and enjoyable Labor Day!

THS Board of Directors