

Pilot Point Board of Directors

March 17, 2016

******Notice of Construction start******

Approximately March 28, 2016

Units for 2016 Spring Construction

Units 19-25, 54-60

At the March 12, 2016 Pilot Point Board of Directors meeting, the Board reviewed the bids that were received by 4 large pre-approved contractors. The Board adopted the recommendation of our architect and voted approval of a bid by Garth Enterprises in the amount of \$1,656,307. The Board has budgeted an extra 15% of the bid price for rot repairs. The combined figures total \$1,904,753 or an average \$31,746 per unit.

In the recent Declaration and Rules vote the association authorized the Board to borrow to fund the renovation. Roger Campbell has found at least three banks who are interested in lending to Pilot Point. Roger is working on an 11 year loan. An early calculation indicated that association annual dues would not increase in 2016 but would increase approximately 10% for 2017. If we are successful with the loan and we expect to be, there will be no special assessment.

We ask that all owners review the plans on the ppsiding.com and pilotpointlewes.com websites. Please also find on page 2 of this notice owner requirements for the work to be done. We encourage all owners to attend the April 30th Annual Meeting to meet the builder and ask questions. As a reminder, the 2016 Annual meeting will start at 10:00 AM at the Rehoboth Fairfield Inn located across the street from Atlantic Liquor.

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Owner Renovation Preparation Check list

- 1. Keys to your unit must be sent to L&N. Contractor will not keep keys. Keys are needed in case construction disrupts water or electrical service. In case of disruption, the contractor will call L&N for access.**
- 2. The contractor and L&N will inspect and video tape all units under construction for the protection of the unit owner and the contractor.**
- 3. The unit owner must remove all hanging objects and wall art due to significant vibration during construction.**
- 4. All delicate items on shelves, tables and bookcase should be stored.**
- 5. All deck and porch furniture, yard toys, grills, planters and any other such item should be stored. Anything hanging on exterior walls must be removed. Please remove flag pole holders as well. The contractor will be responsible for removing lights and unit numbers. Entrance low voltage lights must be removed. If you want to keep your existing entrance storm door remove it now.**
- 6. Remember the work area is a hard hat required area. If you need to enter the area you will be expected to wear a hard hat.**

Extra Preparation If ROT is Found

- 7. If stud, wall or header rot is discovered and requires entrance to your unit you will be notified. All furniture within 5 feet of the affected area must be moved and covered.**
- 8. Window treatment and hardware must be removed by the owner as required.**
- 9. The contractor will clean the work area of construction debris.**
- 10. Please note that unit owners are responsible for the expense of any rot remediation around windows and doors.**