

Subject: Sandy Pines - Hurricane Ian Update
Date: 10/4/2022, 11:49 AM

To Sandy Pines Owners & Friends:

I am relieved to report that no one was injured @ Sandy Pines and I haven't heard of any injuries in Bay Forest.

A special thanks to John Cole who has been updating our website www.sandy-pines.org with storm updates and pictures. I encourage you to visit the site - it is the part of Sandy Pines' hurricane communication plan.

The storm surge from Ian came within a foot to impacting the lower units and garages in Sandy Pines, but we stayed dry. The irrigation systems and pool were flooded with several feet of saltwater. We don't know the extent of the damage to the pumps, irrigation controllers or pool heater at this time. Several of our sister communities were impacted by the storm surge and experienced flooding in their condos and garages. Many cars were damaged/totaled.

There was one roof leak, that I know of, in Sandy Pines and a few of us had minor leaks from the wind driven rain. I contacted Star to address the roof leak. They haven't responded yet, but I will try again later in the week. We had one fence blow down and damage to several screens. Please contact your home watch companies and make sure that they inspect your units. If they report leaks or broken windows, please let me or Art know.

The vegetation damage appears to be much less than Irma. We lost a few trees but mostly branches were lost. There might be some residual damage to plants and trees from the saltwater and wind - we will have to wait and see. The Sandy Pines parking lots and grounds are covered with debris but appear to be in pretty good shape. The walkways around Bay Forest are blocked with downed trees as are the walkways around the lakes. Storrington also saw extensive tree damage.

The hurricane winds and storm surge did catastrophic damage to the boardwalk. Although satellite and drone imagery show the ski hut is still attached, 100's of feet of decking are missing or blown off the pilings. I doubt that it will be usable this year. I suspect this will shorten the discussion on whether to fix or replace the boardwalk. There are pictures posted on www.sandy-pines.org

Power was out for about 3 1/2 days. Cellular communication is improving slowly. I received 22 text messages last night at 8:00 that were sent to me during the storm. So, if you sent me a message and I haven't replied, it's because I haven't received it. Most

businesses near us (Hwy 41 and east) are open although many are cash only. Coastal and businesses near rivers and canals are closed or destroyed. I would not recommend traveling to SW Florida right now. It will take a couple of weeks for the supply chains to catch up - especially gas, fresh food, and water - and the infrastructure to become more stable.

It is too early to know if there will be assessments coming from the storm. I don't think Sandy Pines will have an assessment, but it's possible that the pool and Bay Forest will need additional funds. We can credit the maintenance work and the landscaping committee for helping us weather the storm.

There are many people in Bay Forest and especially outside of Bay Forest who are looking for rental property. If you are interested in renting your unit, even for a month or two, let me know and I will send you some names.

I will work with John to continue posting updates to the website as needed. If anything significant changes, I will send out another broadcast email or schedule an emergency board meeting. Also feel free to share our website with others in the community, the hurricane updates are available to everyone.

Finally, feel free to donate to your favorite Hurricane Ian recovery charity. The communities north and south of us took a bad hit and they could use your support.

Joe