



Southwinds at the Moorings

c/o: Keystone Property Management Group

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To: All Southwinds Residents

Subject: Southwinds Roof Replacement Update #1

As you know we are about to embark on a major multi-year project to progressively replace all Southwinds condo and cottage roofs over a 4–5 year period. First and foremost, we are doing this to maintain and protect Southwinds as one of Vero Beach's premier condominium properties, but equally important to fully comply with evermore stringent requirements of insurance carriers and Florida statutes.

To facilitate this, last year we approved a Special Assessment – the first Special Assessment at Southwinds in 10 years. Obviously, this provided the needed funding and importantly we were able to retain our coveted position of 100% Reserve funding.

This is the first of many construction updates that you will receive in the weeks ahead. Because this is a major program with some disruption, all work will be done during the usual May 15th – October 15th period when the vast majority of owners are not in residence on campus.

Nonetheless we have an increasing number of year-round residents, many of whom will be involved in their own property improvements.

Thus, we need an unusually high level of coordination and cooperation among everyone – contractors, on-site staff, guards, Keystone management personnel, and residents. We started the planning for all of this some months ago and have a host of individuals involved in the implementation, including the following:

Keystone Management – Will Lee/Michael Barber/Sue Vogt

Vero Beach Roofing

On-Campus Staff – Marty, Chuck, Lori

Terry Donley

Jack Tweed

Louise Terry

Sammy San Miguel

Tice Siegel

Craig Steinmetz

John Damoose

Building 2 residents can expect the following:

- Work on Building 2 to begin approximately May 16th.
- Week of May 16th Vero Beach Roofing on-site equipment delivery/prep for roof extraction.
- Week of May 16th Barker Air Conditioning on-site to begin removal of A/C units.
- Each half of Building 2 will be without A/C for one week. Firm date to come.
- If any owner is considering a new A/C unit, this is a perfect time to do so.
- Sections of the parking lot will be closed each day for safety reasons.
- Vero Beach Roofing will have monitors on the ground at all times to ensure resident safety.
- Vehicle access will be communicated in May.
- Estimated 1 month to remove existing roof – 1 month to install new roof and gutters.

Building 4 residents can expect the following:

- Coating of the flat roof will cause minimal disruption other than a crane for material delivery
- All activity will take place on the roof only.

We hope these continuing updates will be helpful to everyone. In addition, we encourage owners to come to our Annual Members Meeting on Tuesday March 22nd at The Moorings Club. If you have any questions or concerns, please feel free to contact Keystone.

Sincerely,

John Damoose, President Southwinds Association