

## **E-Blast Regarding Hurricane Irma Assessment Update @ November 15, 2017**

Dear Social, Golf and Charter Members:

It is two months since Hurricane Irma and we wanted to give you an update and additional details on the Loss Assessment which will also serve to answer a few member inquiries. While covered at the last Board meeting, we would like to mention again why the Board and Management decided to initially communicate this Loss Assessment in the most simple and direct way that it did, with minimum details.

Looking carefully throughout the Community's common areas, you can see that we are off to a fast start and ahead of the curve on most recovery tasks largely because our employees have worked overtime to accelerate the process. Hurricane expenses have been tabulated using a combination of Management's knowledge of the work to be done, related Engineering standards and outside contractor proposals and assistance. Your Management and Board's criteria for all damage has been and is that all necessary work will be performed in a way that restores the community to at least its pre-Irma condition. This means that asset repairs will be made when, in our best judgement, it makes sense to do so but may also mean that they be removed and/or replaced when either the assets age or the overall economics dictate. After reviewing all affected common area assets, conversations were then held with our Board attorney and with two independent local Florida insurance experts to discuss the best approach in reporting Common Area loss assessments to our membership and, in turn, their individual insurance companies. Each of these outside experts unanimously advised that a simplified description of the loss combined with the invoice billing of the assessment itself was the best route to take which they believed would both facilitate and optimize most (not all) member claims. We agreed since, on the one hand, this made sense to keep the description simple but it also made sense because much of the work and costs would be continuing beyond this initial period.

The community's Common Area loss assessment of \$1,580 per Social Member and \$1,880 per Golf/Charter/Social Member was established based upon the financial details summarized on the next pages. All costs relate directly to the repair and/or replacement of common area assets that were damaged by Hurricane Irma. By the end of November, more than \$250,000 will be either spent or committed for hurricane recovery costs due to the rapid recovery progress being made. Since these expenses are not included in our 2017 operating budget, a 30 day payment period has been needed to replenish these operating monies and to provide for ongoing expenses.

Finally, if you have not yet filed a claim with your insurance company, please consider doing this right away. While this might not apply to every member's policy, most member HO3 and HO6 policies do specify lower deductible amounts for loss assessments.

Fred Forbes, Joanne Schoen-Wood, Dick DeCoste, Don Wirsbinski, Bob Moe, Bill Bell, Lorrie Holly

Attachment: 2017 Loss Assessment

**HRCA HURRICANE IRMA LOSS ASSESSMENT - COMMON AREAS OWNED BY ALL MEMBERS, 10/27/17**

<u>CATEGORY</u>	<u>GOLF &amp; ALL CHARTER MEMBERS ONLY</u>	<u>SOCIAL MEMBERS (includes All Members)</u>	<u>TOTAL MEMBER COSTS</u>
<b><u>FENCING, INCLUDING:</u></b> Design & Permitting Fees, South Boundary, East Boundary, North Boundary, Maintenance Yard and Northwest Boundary	\$0	\$323,500	\$323,500
<b><u>ENTRANCE/EXIT SECURITY GATES, INCLUDING:</u></b> Temporary Repairs & Replacement of Gates and Security RFID Equipment	\$0	\$72,900	\$72,900
<b><u>TENNIS &amp; PICKLE BALL COURTS, INCLUDING:</u></b> Repair Court Surfaces, Replace Fencing and Repair & Replace Lighting	\$0	\$86,500	\$86,500
<b><u>ROOFING REPAIRS, INCLUDING:</u></b> Clubhouse, Cart Barn, Activity Center, Entry Buildings, Security Guardhouse, Activity Center and Replacement of Maintenance Roof & OH Doors	\$44,932	\$72,818	\$117,750
<b><u>LANDSCAPE REPLACEMENTS, INCLUDING:</u></b> Community Areas Required by City Development Codes and Ordinances.	\$0	\$117,500	\$117,500

<b><u>ENTRANCE/PERIMETER REPAIRS &amp; REPLACEMENTS, INCLUDING:</u></b>				
Community Entry Features, Boundary Marker Building, Landscape Loss Mitigation/Replacements and Landscape Replacements Required by City Development Codes and Ordinances	\$54,840	\$142,150	\$196,990	
<b><u>SEWAGE TREATMENT PLANT, INCLUDING:</u></b>				
Replacement of 2 Lift Station Pumps & Related Equipment	\$0	\$10,000	\$10,000	
<b><u>PARKING LOT, INCLUDING:</u></b>				
Lighting repairs and replacements	\$0	\$15,000	\$15,000	
<b><u>EQUIPMENT, INCLUDING:</u></b>				
Tools purchased, Vehicles Rented & Fuel Purchased for Vehicles and Equipment	\$15,250	\$35,850	\$51,100	
<b>TOTALS</b>	<b>\$115,022</b>	<b>\$876,218</b>	<b>\$991,240</b>	
<b>GOLF, CHARTER &amp; SOCIAL MEMBER ASSESSMENTS</b>	<b>\$300</b>	<b>\$1,580</b>	<b>\$1,880</b>	
<b>11/15/2017</b>				