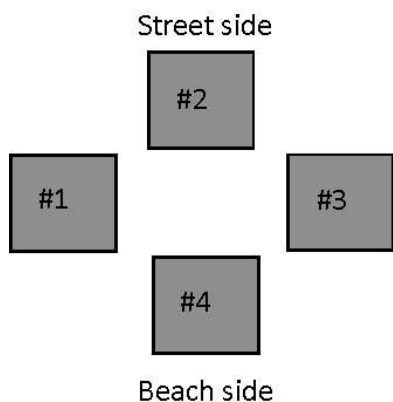




March 2025 - Property Updates from Phoenix V

Elevators:

As of 3/25/25, PV has two completely modernized elevators, #2 and #3. The current plan is to have #4 completed, floor installed and inspected by April 18th. We will leave #1, #2, and #3 operating until #4 is completed and then start on #1. So going forward, we will always have three working elevators.



TKE did not complete the work to have three elevators completed in mid-March as promised. They are behind schedule and are working to catch up. Our contract does not have any penalties for not completing on time, but there was no other viable option for elevator contractors at the time the contract was signed several years ago. We are still on track to be 100% completed by May 23rd.

Once all four elevators are done, TKE will sync them so they work properly. We are already utilizing the cellular component that allows for emergency calls as well as remote monitoring by TKE for predictive maintenance. This will enable us to have problems corrected before an elevator stops working, eliminating down-time. The modernized elevators have an increased operating capacity, so our cars are now rated for 10 people and luggage (2,500lb).

Outdoor pool apron and resurfacing:

The pool resurfacing is completed and has been inspected. However, there was a leak discovered in the drain box that was not the result of anything related to the resurfacing. The pool was losing water, so that issue had to be addressed prior to reopening to guests. The drain box was repaired by a diver on 3/21/25, and the outdoor pool was reopened on 3/26/25. Getting the chemicals up to snuff was slow due to needing to add 500 pounds of calcium (and only being able to add 50 lbs per cycle). Chlorine could not be added until the calcium levels were brought to proper levels.

Hurricane Stickers:

Hurricane stickers will be sent to the building in May 2025. They will then be dispersed to all owners via the HOA management company.

Tennis and Pickleball Courts:

Work will begin shortly on both court areas. Once the drainage issue is corrected, resurfacing and painting will happen. We will end up with three pickleball courts and a repainted tennis court. The fencing and surrounding landscape will also be repaired. The project should be completed by 6/2/25.

Landscaping:

A small water feature is scheduled to be installed to the right of the front doors the week of April 7th. This will add to the “curb appeal” of our building and welcome our guests. Almost all of our plants appear to have survived the winter snow! Some that did not make it will hopefully be covered by warranty as they were planted within the last year.

Bicycles and bicycle racks:

This winter has seen an unprecedented number of bikes and ebikes on property. Staff worked quickly to add additional racks in the underground parking garage that can accommodate up to 60 bicycles. Two of these racks have access to electrical outlets for charging.

Bikes and bicycle batteries and NOT allowed in units or on elevators due to the fire hazard. Please alert your management company to inform guests that no bikes or batteries for ebikes are allowed in your units. Brett Robinson has been notified.

South Wall update:

We should have more information on the scope of this project by the end of June. The Board will share details and make recommendations at the annual meeting in November.

AED, LifeVac, and CPR Training:

Several of the Virtuous Management staff members have recently been trained in CPR and the use of the AED on premises. We have an AED defibrillator and a LifeVac anti-choking device located in the lobby, at the HOA desk.

Parking lot improvements:

Staff will be working on restriping the parking lot during the month of April. They will do it in sections and at less busy times so as not to interfere with access to parking during peak occupancy.

Dog owners:

As a reminder, only owners are allowed to have dogs onsite. Every owner who brings their dog to Phoenix V must register at the desk and pay a one-time \$5 fee for the dog leash cover. You will be required to use the leash cover while on property to let security and guests know that your dog is registered. Should you forget or lose your leash cover, there will be a \$10 fee for a replacement. Security will be monitoring and asking anyone without a leash cover to verify they are an owner and thus allowed to have a pet on premises.

Insurance and Dues:

The 4th and final insurance assessment is due 4/1/25 and must be received no later than 4/15/25. The building insurance premium will be paid on 5/1/25.

Remember that all dues and assessments are due on the first of each month and must be paid by the 15th to avoid incurring a late fee. All accounts past-due after 90 days are turned over to a collection attorney and will incur additional fees and possibly a lien filed against the property. It is the responsibility of owners to make sure correct and up-to-date contact information such as email addresses and phone numbers are on file with both the HOA Board and Virtuous Management company. Please email the PV administrator, Jade, with your updated mailing address, email address, and phone number: pvadmin@virtuousmg.com.

Facebook and Social Media Reminder:

Please do not use the owners' Facebook page to complain about issues at the building. If you see problems, please alert the building manager, Robert Shelton (251-348-0684). HOA Board members are owners, just like you, who volunteer their time to help keep our building operational and looking its best. All HOA Board member contact info is listed here:

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