

BEACH COVE RESORT HOMEOWNERS ASSOCIATION, INC.
HURRICANE DORIAN

September 6, 2019

Property Condition as of 3:30 p.m.

POST STORM UPDATE

Occupancy Permitted **Sunday Evening**

Maintenance will require Saturday and most of Sunday to appropriately attend to the remainder of clean up and property conditions.

The Governor lifted the evacuation order this morning, and our crew started clean up at Beach Cove Resort. An inspection of the common areas of the property has been concluded. Although there was not significant structural damage, Beach Cove Resort is subject to flooding. The storm surge was not a factor for Beach Cove with this particular storm. HOWEVER, we did experience heavy rain and ground water flooding for a period of time during the storm.

Pool Pumps

Today, the current ground water level in the pit which houses the pumps for many of the pool amenities remains under approximately four feet of water. This area is located beneath the tiki hut on the pool deck. It is impossible to pump this water out, since the water table causes it to continually fill back up. We are going to have to wait until the ground water table goes down so that we can dry the area and return the pumps to service.

PLEASE BE AWARE THAT IT MAY BE A WEEK (APPROXIMATE ESTIMATION) BEFORE THIS CAN BE ACCOMPLISHED. THE FOLLOWING AMENITIES DEPEND ON THOSE PUMPS; THEREFORE, THEY REMAIN **INDEFINITELY UNAVAILABLE** (*We will notify you when they are back in service*):

- B Tower Spa – **Not available**
- B Tower Pool – **Not available**
- Kiddy Pool – **Not available**
- A Pool – **Not available**
- A Spa – **Not available**

- The C Tower Spa – **Not available** (the heater has to be replaced)

Elevators

At the beginning of the day, four of the six elevators were out of service due to water issues. (One elevator in A Tower was working and one elevator in C Tower was working; both elevators in B Tower were out.) Schindler Elevator Company has been working on the elevators throughout the day. As of 3:30 p.m. all elevators had been returned to service.

Amenities Unaffected

The following amenities will be available for use on Monday morning after they have been cleaned, cycled and the chemicals are at appropriate levels.

- C Tower Pool
- Lazy River
- Indoor Pool
- Indoor Spa

Inspection of Units

The on-site rental company, BCR, Inc. is inspecting the units on their program for wind-driven rain. Pinnacle Management is performing a wind-driven rain review of all units which are not on the BCR, Inc. on-site program. A representative of Pinnacle Management is contacting owners of off-site rental units which show evidence of moisture, as well as any off-site rental units that have changed their locks or not provided us with a door entry code.

We appreciate your patience and understanding. The evacuation order was given with only a matter of hours to comply. We want to express our sincere appreciation for the cooperative spirit and assistance everyone brought to the table!

Thank you,
Lisa Johansen
Pinnacle Real Estate Management, LLC