

May 17, 2019

To Sandpiper Owners:

This deals with our 3 elevators. As you know, we continue to have periodic challenges with one or more of our elevators not working. The primary reason is that our elevators are exposed to our environment of beachside salt air and moisture, including rain and stormy weather. Continued exposure to that environment unfortunately impacts the delicate electrical and operating systems in our elevators. While little comfort when we are down, other of our beach front neighbors experience the same issues.

We have Oracle as our maintenance company, which performs not only periodic preventative maintenance, but also the repair services when required. Most recently last weekend, the south elevator was parked on first floor, received sideways rain from a heavy storm, and the water intrusion running into the elevator fried the electrical/operating system, causing that elevator to be out of service several days until Oracle was able to get the new parts and repair it. The repair bill was \$9,000. We had no alternative but to get it fixed at that price. Our two recent managers have advised that while there are other elevator maintenance companies (and we have used others in the past but had problems with their service), we should continue to stay with Oracle for now, as we could do no better and they are totally familiar with our elevators. And their timely response to our issues has improved.

At the recommendation of our recently departed manager, and as agreed by Oracle, we are taking one step to see if it assists us from at least the type of damage caused by rain water getting into our elevator systems when they are parked on the first floor. We have now programmed each of the elevators to park themselves on the 6th floor when not in use. Based on the 6th floor location, they are not as likely to be impacted at least by water intrusion issues from rain and water as when they are parked on the first floor. So now, whenever an elevator is used and goes to any of our other floors, and if it is not thereafter used within a short period of time, it will automatically go to our 6th floors, until needed by the next user. This will cause a few seconds of delay coming from 6 to the lower floors when called, but we want to see how this works. If it results in saving another large repair bill, then it's a good strategy for us. We will see.

So thanks for your continued patience when we have elevator problems. Given our location and climate, our elevators will continue to be one of our main maintenance challenges. Our goal is to continue our preventative maintenance program, and address inevitable issues when they occur in a timely fashion so that we get the elevators back operating as quickly as we can.

Board of Directors