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February 06, 2025

Dear Sarasota Sands Owners,

We're excited to kick off today's newsletter with great news! Drywall repairs for all upper-story units have been completed, and the required air quality testing has been successfully concluded. We're pleased to report that all tests have been passed, and the 27 units listed in our previous newsletter will officially reopen to owners this Saturday (Week 6)!

Our contractor has truly gone above and beyond, exceeding our initial timeline and working diligently to restore access to the units as quickly as possible. We have continually emphasized the importance of getting owners back into their spaces, and we're thrilled to share this progress with you.



ALL BELOW UNITS ARE AVAILABLE TO OWNERS!!!

221	225	228
229	231	232
234	235	255

260	262	353
358	360	362
451	455	456

458	460	462
551	553	555

556	558	562
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UPDATE – First Floor Unit Rebuild

To update you on the next steps in our rebuilding efforts, building permits have been submitted to the City of Sarasota. However, due to the high volume of ongoing reconstruction projects, the City is experiencing a significant backlog in permit processing. While we are doing everything possible to expedite the process, the timeline ultimately depends on the City's approval.

Construction will commence as soon as we receive the approved permits. Once work begins, designated areas in the roadside parking lot will be sectioned off for dumpsters, equipment, and other necessary materials. We appreciate your patience and understanding as we navigate this process and will continue to provide updates as we move forward.

As shared previously, we anticipate that the reopening of first-floor units will not be until at least Summer 2025.

To expedite progress, construction will occur seven days a week:

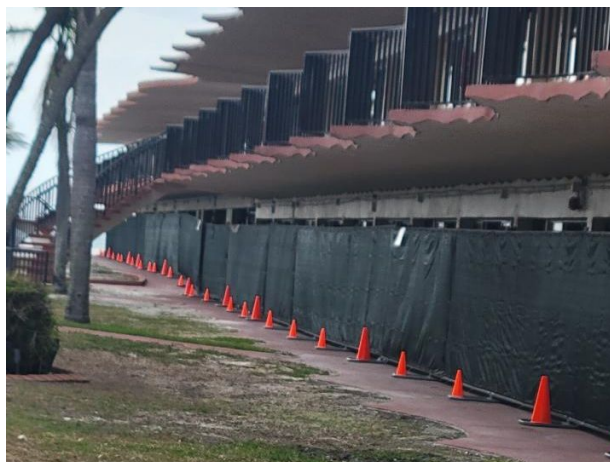
- **Monday–Sunday:** 8:00 AM – 7:00 PM
- **Note:** Clean-up activities (minimal noise) will occur from 6:00–7:00 PM.



REMINDER -- Construction Fencing & Safety Guidelines

Prior to reopening, construction fencing was installed to secure first-floor units. This fencing is critical to ensuring safety and restricting access to these areas. **Owners are reminded not to breach fenced or marked “Restricted” areas.**

To enforce this policy, a **\$250 fine** has been instituted for owners and guests who fail to comply.



Setting Expectations at the Sands

As we continue welcoming owners back to the Sands, we aim to provide clear details regarding check-in, amenities, construction hours, and more. To assist with this, we have prepared a **Frequently Asked Questions (FAQ)** document.

It is important that we ensure owners' expectations are set appropriately and trust that you will carefully consider these factors when deciding what is best suited for you and your family.

Please take time to review the FAQ using the link below.

Please Review the FAQ's



Maintenance Fees - Thank You for Your Maintenance Fee Payments!

We appreciate your timely maintenance fee payments, which are essential to the ongoing operation and upkeep of Sarasota Sands. To ensure full transparency, we'd like to provide a detailed overview of what these fees cover.

As outlined in the bylaws, maintenance fees fund a variety of necessary expenses, including:

- **Insurance & Property Taxes** – Ensuring proper coverage and compliance.
- **Payroll** – Supporting on-site staff who help maintain our community.
- **Utilities** – Covering electricity, water, and other essential services.
- **Common Area Maintenance** – Including landscaping, pest control, pool and hot tub upkeep, elevator servicing, and general property care.

Additionally, a portion of these fees are allocated toward property improvements and unit renovations, planned as part of our annual operating budget to enhance the overall quality and value of Sarasota Sands.



Awareness – Insurance Claims

In our commitment to transparency, we want to keep all owners informed about the ongoing rise in insurance premiums. As expected, due to the impact of recent hurricanes, **Flood/Wind insurance premiums have increased for 2025**. Further details on this matter will be discussed at the **June Owner's Meeting** that will be conducted on June 17th location TBD.

Additionally, rising insurance costs are also influenced by **personal claims filed against Sarasota Sands**, particularly **slip-and-fall incidents**. It is crucial for all owners to remain mindful of their surroundings, as even a single claim can significantly impact our insurance rates.

We appreciate your awareness and cooperation in helping to maintain a safe and cost-efficient environment for everyone.

Rent Your Units Through the Sands Office!

Thank you to the owners who have chosen to rent their units through the Sands office!

As we continue to address financial challenges through the rebuilding process, we encourage owners who plan to rent their units, to rent through the office.

Did You Know?

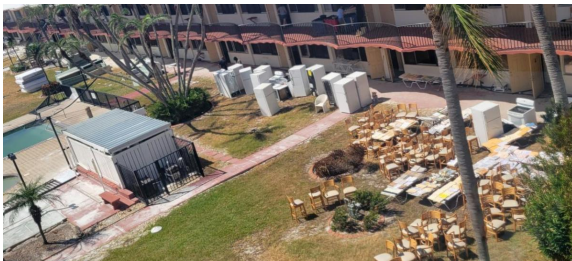
Directly to our operating funds.
2024 \$124,630.11 YTD Sept. 24
2023 \$148,276.75
2022 \$135,322.50
Owner retains 80%

Facts!

- Rental income helps offset operating expenses, providing a direct benefit to the overall net income.
- Renting through the Sands eliminates your risk of liability for any actions or damage caused by your renter.
- The new 2025 Sands website will feature an online reservation system, enhancing real-time advertising and marketing of available units.

Celebrate Success!

Just four months ago, we faced uncertainty about whether Sarasota Sands was still standing. Thanks to the dedication and hard work of many, we have made **tremendous progress**. While there is still much to do, we want to take a moment to **celebrate our achievements** so far.





Transition to Monthly Newsletter Updates

As shared previously, we have transitioned to monthly updates. The next update will be provided **Thursday, March 6th**.

Your continued support and commitment have been instrumental in rebuilding and strengthening our Sands community. Let's take pride in what we've accomplished and look forward to the progress ahead!

Warm regards,

SSOA Board of Directors

Daniel C. Breiding

General Manager

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