

What is the status of the Laundry Room?

Answer: — we hope to open the laundry room by mid-week next week.

2. Is the clubhouse WIFI working?

Answer: Yes — its working

3. What is the cost to a resident to walk away from their damaged home? We have been asked and I don't want to say anything because I have not yet read the official word from the prospectus or 723.

Answer: Individuals will need to come speak with me if they are thinking about surrendering their home. Our rules do have a complete section on home removal:

J. REMOVAL OF HOMES

1. Homeowners are required to give Management thirty (30) days prior written notice of their intention to vacate the lot on which they reside ("Lot") together with their proper forwarding address.

2. Thirty (30) days prior to any Homeowner vacating their Lot in the Community, which vacation includes the removal of the manufactured home and its accessory structures for the Lot, the Homeowner must also furnish Management with a true copy of the contract for: removal of the home, all of the above ground improvements on the Lot and for restoration of the home and all other above ground improvements (the "Removal Contract").

3. The Removal Contract shall include, but not be limited to: (i) the removal of the manufactured home, carport, storage shed(s), all attachments, skirting, anchors, broken or damaged slab and driveway, steps and other above ground improvements (collectively the "Improvements"), (ii) restoring the Lot to a clean, safe and rentable condition, including grading and resodding of the Lot and capping all utility connections in accordance to applicable building codes (collectively the "Lot Restoration"), and (iii) obtaining required permits for the capping of utility connections and for removal of any accessory structures or other Improvements to the manufactured home that required a permit to install.

4. Homeowner shall deliver or cause its contractor to deliver to Management a security deposit (the "Deposit") or a surety bond ("Bond") furnished by the contractor in an amount which is the greater of \$3,500 or 110% of the amount of the Removal Contract, which Deposit or Bond shall act as security

to insure the removal of the Improvements in a workmanlike fashion and for Lot Restoration.

5. Homeowner shall have 5 days from the date of commencement of the removal of the Improvements to complete the removal of the Improvements and Lot Restoration or Management may use the Deposit or the Bond to complete said removal of the Improvements and Lot Restoration.

6. In the event of Homeowner's default under the provisions of this Rule, neither the Homeowner nor any contractor shall be entitled to any refund of any unused portion of the Deposit or Bond, it being acknowledged that said Deposit or Bond shall be deemed forfeited should either the Homeowner or the contractor fail to complete the removal of the Improvements and the Lot Restoration in accordance with the terms and conditions of this section.

7. Before the removal of Improvements can commence, contractors, home movers and service providers working on the removal of the Improvements or on the Lot Restoration must show proof of adequate insurance, proper licenses and permits to Management.

8- As a further condition of removal of the home, Homeowner must be current in payment of his/her lot rental amount and other obligations to the Community and make arrangements acceptable to Management to pay the lot rental amount for said Lot through the end of the homeowner's current lease term.

9. Homeowner is advised that Management retains a lien on the home and its accessory structures on the Lot for any unpaid lot rent pursuant to Section 713.691, Florida Statutes.

4. What do we do about the debris that is left in front of some homes that has not been picked up. Mostly it appears that it was properly readied for removal. When will homeowners get a notice to remove or prepare the items?

Answer: If not contained in a bag or garbage can, or rolled and taped (such as carpet or roof over material) the resident will need to call for bulk pickup. Another option is getting a Bagster and arranging for its pickup.

This is an excerpt from the how to guide for solid waste disposal from Sarasota County

Bulk and Oversized Items Bulk items can also be placed at the curb and picked up for free on your regular collection day. Examples of bulk items include bathroom fixtures (toilet [remove tank from bowl], sink and small vanity), barbecue grills (remove the propane cylinder and return to a local retailer or one of the Chemical Collection Centers), carpet (cut to 4 feet in length, no heavier than 40 pounds, rolled and tied or folded and tied), furniture, push lawnmowers (remove the oil and gas) and wooden pallets no larger than 4 feet by 4 feet. Oversized items are not included in the residential collection program and pickups for oversized waste must be scheduled with Waste Management prior to your regular collection day. Supplemental service fees may apply. Oversized items include basketball poles, bathtubs, carpet (rolls longer than 4 feet), Christmas trees (more than 6 feet tall), construction debris exceeding four 32-gallon containers, exercise equipment, garage doors and openers, glass windows and tabletops, mirrors, king-size mattresses (including box [4]springs), pianos and organs, picnic tables, playground equipment, riding lawn mowers (all fluids must be removed prior to pickup), sheds, sliding glass doors, sofa beds and unprepared lumber, fencing or yard waste exceeding 40 pounds, 16 inches in diameter, 4 feet in length, or debris that is not canned, bagged, or bundled and tied.

I will give residents one more week to take care of their homes, yards, garbage and then send notices out.