

Sea Pines Condominium Assoc.

C/o Mercantile Property Management Corp.
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Dear Sea Pines Residents,

Electrical Infrastructure Update

Over the course of the last 30 days, MacRitchie Engineering has been reviewing the electrical infrastructure of Sea Pines Condominium as contracted. We have been working with MacRitchie Engineering, the Town of Brewster Electrical Inspector, and Eversource to determine the most cost effective approach for the replacement of the underground lines from the existing transformers to the unit meters. In several cases, we reviewed required code upgrades as well as the potential relocating of certain meters to minimize disruption to decks, shrubbery, and/or walkways where necessary. It is anticipated that a draft report will be presented to the FMB for review within the next 30 days. Following the FMB's review and discussion, we anticipate entering the bidding process in mid-May so that bids are available for review in June. These bids will help the FMB determine the total cost impact of this project and the timeline for the electrical line replacement.

Reserve Expenditure Update

As a result of the electrical infrastructure project, the FMB is still considering several other projects but will not be moving forward on the additional cost expenditures until we know the total cost of the electric project. Some of these projects include the replacement of the stockade fence bordering Sea Pines and Pineland Park, building a new mail kiosk outside the Clubhouse to house larger mailboxes, upgrading the beach path with expanded seating area, etc. As these projects develop, additional updates will be provided to the owners and at the upcoming FMB meetings. Please remember to review the approved FMB meeting minutes for continuing updates on approved items and project delays.

Bluff Project Update

In addition to the above mentioned projects, we would like to update owners on the owner-funded bluff projects that have recently taken place. Over the course of the winter, extensive work has occurred on the bluff, removing all of the invasive species that have dominated the landscape for years and threatened the survival of the native plants that we depend on for erosion control. The process that is being employed on the bluff is very similar to that which took place on the beach path last year, where erosion control mats are installed, grass is planted and allowed to grow for one season, and then landscaping consisting of native vegetation will be planted the following year. You will also see a sprinkler system installed on the bluff to support the growth of all the new vegetation. As the grass grows, it will conceal the sprinkler piping, resulting in a natural looking environment along the waterfront. It is important to note that this project is funded completely by the home owners along the bluff, with no cost to Sea Pines Condominiums.

Please note that planned expenses within the operating budget will not be delayed as a result of the reserve replacement items.

Feel free to contact me with any questions.

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Vice President

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