

“In case you were wondering...”

As we look toward the end of 2020 and into 2021 there are a number of major projects that we are looking at.....

Major renovations on the pool decks at Tower III and Tower II.....these decks are original equipment that were built in the early life of the Edgewater Towersover the years the trex deck (the gray material) was used to replace the wood and has held up well,,,,,however the support system, the joists, pilings, railings and the seawalls have taken a beating from storms and the coastal environment.....after looking to replace the board and railings it made sense to thoroughly check the support system....we had a company from Destin that specializes in decks and seawalls to inspect both decks and to give us a plan for their recommended renovation looking at aesthetics, safety, and longevity.....they will be getting us that plan and costs with options in the next few weeks.....

They will also give a plan for rebuilding the rock waterfall feature at Tower II....one idea to do away with the waterfall and beautify it with more rock and plants.....we have had a big problem with people climbing it and using it as a diving board which is a big liability.....

The Tower II pool is already being recoated as is the hot tub....new skim line tiles are being installed also.....

The other big job will be starting soon at the towers....all three towers will be getting all new membrane roofs, (the flat part).....the penthouse decks will be redone also including new trex decking....

On all three towers we will be repairing all the stucco, slab edges and any other problems on the surfaces.....

Tower II is scheduled to have walkway carpet replaced.....we will soon we working with some Tower II owners to select the carpet, take bids and hopefully get that done this off season.....

On the villa side we are doing some necessary maintenance on the buildings.....we have several more dormers to replace on the roofs....we are already in the process of replacing steps and landings on several of the buildings and will continue inspecting the others for repairs.....

We hope to do some major painting and sealing of buildings....we pressure washed most of the villas after the storm..... that was covered by insurance but it revealed the need for painting and sealcoating that is needed to protect the buildings from the elements.....

The villa rest room renovations are close to being finished and we are starting to work on cleaning up and repainting the vending area of the pool houses.....

Grounds work continues on a daily bases of replacing dead plants, turf care, pruning and other routine work.....the oleanders are getting their annual cut back which looks a little ragged at first but will help them flush out and continue to stay healthy....

The best news of course is that occupancy is staying high even in this off season and units continue to sale quickly when they are offered for sale and are bringing excellent prices.....let's hope that continues..