



Subject: Owner Update – St. Croix At Pelican Marsh

Dear Owners,

It is day 3 of the rain. We are soggy, but we are OK.

Things are not moving at their usual speed, but we are limping along. It's 2 PM in the afternoon and the hall lights are on, it's that dark! Since we are getting contacted by so many of you who are concerned, we thought we would send out this short update to everyone.

1. Painting has come to a standstill. Yesterday there was a break in the rain and the painters were out power washing building 1 - in their yellow slickers. They are trying desperately to stay on schedule. During that same break, our landscapers were here replacing the plants and small pygmy palm tree in front of the clubhouse.
2. Our maintenance guys have been changing the hall lights and have done a complete clean out of the garage. We may get to re-organize the file room.
3. Meanwhile, Kevin and I met with the site improvement contractor to discuss the final steps outlined in his report to address flooding behind buildings 13, 14, & 15. (How timely!) We should get his proposal next week. He thinks that can start the end of July.
4. Security cameras have been ordered. Should be available in 2-3 weeks and take about 3-4 days to be installed
5. Playground equipment will be installed in July.

Unscheduled and unexpected costs that impact our Budget:

For those of you who did not attend the last Board meeting, we want to make you aware that there have been unplanned expenses this year. The two we want to highlight are:

Water mitigation costs:

- \$78K YTD - paid by St Croix Association.
- Expense was not budgeted for when creating the 2024 Association Budget.
- By Florida Statute it is the Association that is responsible for drying out or replacing the walls if there is a flood. This is because we need to avoid mold.

Broken/damaged Shut Off valves for buildings:

- It has been confirmed that the shut off valve that shuts off water to the building for 7 & 12 is not working. These will need to be repaired. The cost is unknown.
- Kevin will be testing all the building shut off valves so we can determine if there are others. *Please don't contact Kevin about this. When it is scheduled, you will be advised.*
- Testing of main water shut off to St. Croix, and for each building will be added to the yearly maintenance list.

Thanks again for your concerns. If Anything changes, we will let you know. Day 4 is nice and sunny. We might be getting back to our regular rainy season days.

Attached is an update on the **Boards 2024 Business Plan for St. Croix.**

Thank You,



Leslie Thompson, President - On behalf of the Board

St. Croix Key Activities for 2024

Reserve Activities	Status June 14
Painting of exterior Buildings – started Jan 28, including weather stripping, bldg. cement replacement in	many of the buildings have been completed. Outstanding: Building 1,2,10 and clubhouse. Scheduling dependant on weather.
Playground replacement (2024)	Preparation process completed. Installation scheduled for week of July 15, 2024
Security surveillance system (2024)	On May 15, 2024 The Board approved a Security Camera Installation Vendor: Better Connections. Contract was signed. Install date: TBD
Asphalt sealing (2023)	Still waiting for bids to come in. Next steps: Board to review and vote on a contractor.
Pool deck waterproofing (2024)	This project will be completed when the pool deck has been repaired. "Perfect Pavers" will complete this work.

Maintenance Activities	Status June 14
Site development/flooding (bldg 13)	Status update: An engineering company has come out to assess the situation at St. Croix. The company completed a report with recommendations. These are currently being reviewed by Kevin Bolinger and the Board, to determine next steps.
Juarez LS, focus on clubhouse entrance and building 1/10, includes grass replacement	Juarez Landscaping is on track and has made significant headway in cleaning up our property, fertilizing the grass and plants. The company is assessing the health of our vegetation, and managing this with Kevin Bolinger, with input from the Board.
3.Irrigation system replace or repair (budgeted)	Juaraz Landscaping has been able to identify multiple issues with the irrigation system. This is going to take time to improve. They are working on making recommendations to repair some of the issues. This is a huge project. The irrigation system was ignored for years. It has not been maintained properly. The landscaping company is making every effort to identify and resolve the issues associated with our system. They are in constant communication with Kevin Bolinger and Leslie Thompson.
Blue stream Internet & Cable install for Jan 1/2025 cutover	Blue Stream Project on track. St. Croix Construction overall is 70% - Conduit Installed 90% - Drop Conduit placed 55% - 7,716' of 8,083' (Main fiber) pulled 95% - 68,450' of 88,200' (Drop fiber) pulled 78% - Fiber Splicing done 58% - 336 of 360 Media panels placed 93%
Power wash the carports covers on top – never been done, Power wash, the upper sides – this is due in March/April Professionally power wash the pool deck. Mtce has been unable to remove stains using just water	O/S - this will be reviewed for Bids and scheduling.
Repair walkway in front of Clubhouse (brick walkway) & repair ground tiles around Spa and Pool – remove mildew and repair loose tiles (after high season)	June 5 - Board approved Contractor "Perfect Pavers" to complete the work. Scheduling to be determined.
Large tree removal & replant, Palm Tree trimming & coconut removal	Majority of bushes and trees have been trimmed around the property. Earlier this year the old tree stumps that remained were also pulled out. Coconuts were removed from the trees at the pool area in Q2. Landscaping work continues, and new plants can be found at the clubhouse. This is a work in progress and we've seen a huge improvement around our property.
Completion of replacement bubbler covers	Completed
Clubhouse FOB access.	TBD - dependant on finalized security camera installation.