

Anchor Resort Owner Frequently Asked Questions December, 2022

In an attempt to answer all incoming questions and to share the responses with all the Owners, we have prepared the following list of Frequently Asked Questions (FAQ's)

1. Why was the Owners meeting canceled?

The meeting was not called to order, as a quorum of Owners were not present both physically nor by proxy. No new business was conducted, and Board elections were not held. Currently, the 2022 ARBOD is now considered a hold over Board until the next elections.

2. What tasks have been completed this year under the 2022 AR Board?

- Building D headers repair
- Electrical panel electrical engineering report commissioned
 - Creation and dissemination of a Request for Proposal to electrical contractors
- Gutter repair and replacement - various
- Building C siding replacement and garage wall repairs
- Inspection and repair of natural gas delivery system
- Repair crack in south wall of indoor pool
- Replacement of indoor pool heater
- Fitness center upgrades-make over after being closed two years due to COVID concern
- Painting-various [B atrium, D atrium, A indoor pool area
- Wood preservation of retaining walls [staining of retaining walls
- Review of management procedures and accounting practices
 - Reviewed and updated employee relations
- Oversee removal of abandoned sailboats. More are to be removed.

3. Who are the members of the current 2022 AR BOD?

The AR BOD is comprised of AR Condo Owners and consist of:
Mark McKay - Board President

Attorney at Law Tom Jay -
Secretary

Principal Blue Jay Construction Greg Meyer -
Communications

Retired Armed Forces

Michael MacInnis, RPLS - Communications
Registered Professional Land Surveyor

Frank Munoz, MBA - Treasurer

Business Development Engineering Consulting Services

4. Does the AR BOD get paid?

No, the AR BOD does not get paid for their time. The AR BOD is composed of condo owners who are voted in for a one-year term to champion the daunting tasks of keeping the AR afloat.

5. How much is remaining in the bank regarding the past fire alarm assessment? There is \$243,045.75 remaining in a separate dedicated Frost Bank account.

6. What has been completed regarding the Fire Alarm System Upgrades?

To-date, Building D has a completed system, with only minor cosmetic issues remaining. The plans for the remaining buildings are currently in the design phase and are pending final approval. Once plans have been approved, AR will request proposals for contractor installation.

7. Are there any funds available from the Hurricane Harvey insurance proceeds fund?

No, all Hurricane Harvey insurance proceeds funds have been exhausted and all tasks associated with hurricane damage are considered closed.

8. Regarding the Special Projects assessment, how long is it going to last?

The Special Projects 2022 assessment commenced with the February 20, 2022 statement and the final installment will be on the January 20, 2023 statement.

9. Why do I not see any progress on the Special Projects 2022 initiative?

In order to perform large commercial tasks, it is necessary to plan before beginning construction. The following steps have been formulated to perform the electrical panel upgrades.

Step 1: Formulate a comprehensive construction package to address the electrical panel concerns, and other Owner concerns in the various buildings. ****task completed****

Step 2: Formulate a budget for the comprehensive construction package budget for Owner and Board for consideration.

****task completed****

Step 3: Upon unanimous consent, begin collecting the assessment over a one year period, begin the engineering design for permitting, and post a request for proposal for Contractor response.

****engineering plans completed, and municipal jurisdictional inspectors reviewed - task completed***

Step 4: Upon collection of 85% of the assessment, engage the services of the electrical contractor to begin work. ***collected 60%***

10. Do we have a smoking policy?

Yes, there is a policy regarding smoking at Anchor Resort that is inline with the current laws and regulations in public buildings.

11. Why does it always seem to take forever to get things done?

Large project endeavors take a fair amount of preplanning, and engineering before execution. Other items not so involved, have already been implemented. For

example, an electrical contractor vendor technical representative recently indicated that the garage electrical panels, if ordered today, will be 40-50 weeks before delivery. Logistical hurdles.

12. Why are we undertaking so many construction activities?

Since Anchor Resort was built in 1972/73, 50 years ago, the responsible board of directors coordinate and delegate all upgrades and maintenance activities.

Activities required to keep up to local code and safety standards.

13. Do Owners have an opportunity to provide input?

Yes, Owners always have a voice. Every owner, with notification, can request an opportunity to discuss an item on the Agenda, and or to request an item to be placed on the next Agenda for discussion.

Additionally, the 2022 AR BOD is open to the implementation of sub-committees with a main representative for each building, discussion at the Owners meeting. The purpose is to allow for quicker discussions, negotiations, and recommendations to the AR BOD.

14. How old is the Anchor Resort complex?

Anchor Resort was built in 1972/73 with the owners association being formed in 1974.

If you have any general questions for the ARBOD please feel free to submit your questions via email to: manager@anchorresort.info, Subject Line: ARBOD General Questions.

The frequently asked questions and responses are disseminated to the Owners for the purpose of informing, and providing general information to frequently asked questions. Any error or omissions should be brought to the ARBOD attention for immediate correction and revision.