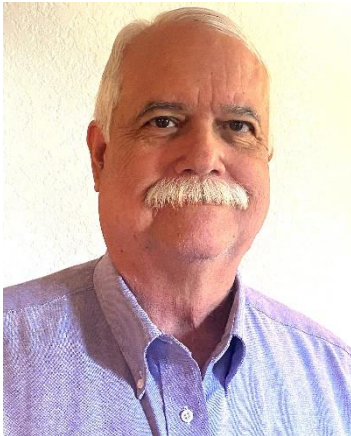


Message from the President



Quarterly update at the Ashley

I am excited to update everyone at the Ashley as we now have our website up and working. These are just notes to keep you informed of the ongoing updates at our beautiful condo. I am hoping to write each quarter of items going on so everyone is best informed. These are NOT from the minutes of any meeting but instead a quick overall look at what is in process.

We are excited to have Earl return to our facility after his illness and have his smiling face brighten up everyone he sees at the Ashley. Welcome back.

Secondly thank you Keith and Lisa for getting our website up and running. We still have some work to do but they finally conquered the web issues and passwords that were preventing us from accomplishing this.

Keith and I met with Spectrum about the WIFI for the pool area. They informed us our 10 year contract is expiring next year and we can look into a new contract with some benefits. Our concern was just to get the WIFI for the pool area not to have the board look into a new contract. They were offering some nice benefits but we are still working through this. Keith and I also met with a company at an exhibition show and a company indicated they can negotiate a deal for us and they get a small percentage of the savings – not sure of this either but rest assured we are looking into it once we see a proposal from them.

The garage door has had some issues that required some replacement parts and also some possible overhaul of the old door itself- this is one of the many projects being worked on.

I know we are eagerly awaiting the reports on the structural integrity and reserve study. The executive report on the structural integrity will be finalized very soon and will be listed on the website to be reviewed. We did well on the structural report and DO NOT have to go into phase 2 which is required for those condos with issues that need to be addressed immediately. We hope to have the reserve study also back soon as this will be the basis for our budgets for 2025 as we must meet the new requirements set out by law. Stay tuned on this and hopefully since we have had some smart folks looking out for the Ashley it will not be a big impact to the monthly maintenance fee but the report will be our guide.

Frank Lyons and Keith have been working hard on the elevators and in case you did not see the updates – the north elevator is done with the electronics but the inside cab will be done a bit later as they wanted to insure that we always had at least 2 elevators working at all times. The plan is to have the south elevator electronics done and then work on both the north and south elevators interior cabs completed before proceeding on the electronics on the glass elevators. We anticipate by year end if not sooner this project will be complete.

The pool chairs were ordered but when they arrived they were different than what was ordered and are being sent back. Earl and Keith were able to find another vendor and the lounge chairs have been ordered and the straps are being manufactured with the hope that they arrive by July 4th. Lounge chairs and a few regular chairs that should stand up to the weather are coming soon. We hope this alleviates SOME of the issues with the chairs by the pool. We encourage though to remember we are not a hotel and strongly suggest that folks DO NOT save chairs and not utilize them until later that day. In other words don't save them if you are not using them.

Mirrors were ordered and are in process of being put in the weight room. The old mirrors were failing leaving black marks and making them tacky at best for our facility. One owner explained to me the importance of the mirrors when working out that it is not just to look at yourself as being pretty but to look at the form you use to raise and lower the weights to insure your having correct posture.

I will expand more at our next board meeting but I did speak with EPA regarding a question brought up about our sea wall with regards to slurry and rocks in front. If you notice our condo does stick out further into the beach area but there is a line that goes down the beach where everyone keeps the same unified line down the whole beach area. The one that did add rocks was further in and their rocks then came into the same line of the beach area. What was interesting I that not only can't we put rocks in front of the seawall but there are issues with animals making homes in the area and things dying in the rocks along with things growing causing issues with decay and odors. Another item I discussed with EPA is about Slurry which was brought up also. The answer was plain and simple – the answer was NO it must be an approved sand material as what goes into the ocean is an approved item and slurry is not one that is approved. He also said you can always request a permit after you have an engineer study but it will be denied. Anyone who has done this is without an approved permit in violation.

These are just a few items that we have been working on we hope to continue to make the Ashley a great place to live.

Joe Clark

President of the Ashley