

## Master Pool Project Frequently Asked Questions

*Q1: What is this project going to cost and how much is the special assessment to each owner?*

A1: The committee has solicited two bids from general contractors. Please [click here](#) to see a summary of these bids along with other costs that the committee has added to the proposed budget. In accordance with the governing AOA documents, special assessments are based on each unit's deeded common area percentage. To view an estimate of each unit's special assessment, please [click here](#).

*Q2: What if the total cost of the project comes in less than the special assessment?*

A2: The budget for the pool project includes estimates for items not covered by contractor bids and includes a contingency for possible change orders and unknowns. Any funds left over from the special assessment after the project is complete will be added to the reserves, which will in turn strengthen our financial position.

*Q3: Why does the special assessment include funds for furniture? I thought that our reserves included an amount for pool furniture already?*

A3: The pool committee is asking the board to recommend a special assessment that includes the entire cost of the beautification process, including furniture. We believe this creates full transparency to owners on the cost of this initiative and allows the reserves earmarked for furniture to be freed up for other reserve needs or to help increase our funding levels.

*Q4: Who will be selecting final finishes (tile, coping, waterline tiles, furniture, cabana cabinets, counters appliances, fabrics etc.)?*

A4: We believe we have included reasonable allowances for finishes in the budget proposal. The pool committee (made up of eight homeowners) continues to meet weekly to review options and will ultimately make a recommendation to the board who will vote on final recommendations.

*Q5: Who will select the contractor?*

A5: The board charged the pool committee with identifying potential contractors and soliciting bids. The committee will make a recommendation to the board who will then make the final decision.

*Q6: Who will manage the construction project on behalf of Owners?*

A6: The pool committee believes a construction management firm is critical to the success of the project and is interviewing possible candidates. A construction management firm will help review the scope of work, contractor bids, assist with any permit requirements and meet with contractors weekly during the pre-construction and construction stage to ensure deliverables are met and the project stays on schedule and on budget. The proposed budget includes a line item for this management fee.

*Q7: How long will the project take and how long will we be without pools?*

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A7: The committee has asked contractors to assume that only one pool at a time will be remodeled. This will allow for a pool to be available to owners and guests while the other is under construction. Contractors estimate that each pool will be under construction for 5-6 weeks.

*Q8: When would construction take place?*

A8: The committee is recommending that the board approve a ballot go out to owners later this year. If owners vote in support of the project, a contract management firm and a general contractor will be selected and materials will be ordered. Depending on lead time we recommend that construction commence at the beginning of construction season 2022. The timeline is subject to change as a result of a number of variables including contractor availability, materials lead time, permit requirements and timing of final selection of materials.

*Q9: If Owners vote in support of the project, when will the assessment be billed?*

A9: The committee is recommending that the assessment be collected in two equal installments. The first installment would be due during the first quarter of 2022. The second half would be billed in the second quarter of 2022.

*Q10: Will the tile be slippery?*

A10: The committee will only recommend a tile with an anti-slip finish designed to be used around pools and wet areas. Tiles are rated using a rating system from R9 – R13, with R13 providing the highest slip resistance rating. The tiles being recommended by the committee for the deck will have a rating of R11 or higher.

**Please check back frequently as additional FAQ's will be added.**