Tower 300 Maintenance Update:

To All Residents and Renters:

Now that April 1st has arrived, we can expect the contractors to return on site as our quiet period has official ended.

If you have or expect any contractors or sub contactors for any reason, PLEASE Note the Following Requirements:

1. Contractor/sub hours are Monday thru Friday 8:30 am to 4:00 pm unless an emergency. No loud noise allowed before 9:00 am. All must be off the property by 4:30 pm.

2. All Venders/workers MUST wear masks in all common areas and elevators without exception.

3. All venders must use side entrance (west door) to enter lobby and park all vehicles at our south parking area designated by the yellow service parking stops after unloading by door.

4. All work must be accomplished by licensed contractors when applicable.

5. City Permits & Insurance documents must be on file at our POA office. (All major work must be done with city permits, Electrical-Plumbing-HVAC-Demolition.)

6. The POA office must be notified of any work by major sub-contractors to be accomplished in individual units and or large deliveries prior to work/delivery. (Our elevator will be locked in advance & put on independent service by our staff so as not to damage the elevator’s operational components.)

7. Freight Elevator to be use by all Venders & Contractors. Maximum total weight in freight elevator is not to exceed 1,000 lbs.

8. All Contractors/Sub Contractors must sign in at POA office daily.

OTHER PLANNED PROGRAMS THIS SUMMER:

 WALKWAYS, CURBING & ENTRANCE WAY CONCREATE:

 We will be upgrading the sidewalk, curbing and entrance way concrete in the front & side of our building. The walkways will be ground down, waterproofed and replaced with a new surface. This will be accomplished as soon as the sea wall contractor leaves the property.

 LAUNDRY ROOMS & REFUGE ROOMS:

 We are in the process of obtaining quotes to refresh our aging laundry rooms. New flooring, shelves, lighting and paint will be included. The refuge rooms will be painted, garbage chutes will be sanitized, all lighting checked and the automatic door closers adjusted. (More to come on this update.)

 KAYAK & PADDLE BOARD RACK:

 We will be installing a Kayak/Paddle Board Rack on the south side of the building under the overhang in the area next to our generator room which will be out of sight from any unit owners. This rack will hold up to 12-14 boards and be available on a yearly rental basis. Once we have all the costs projected for the project, our goal is a rental fee not to exceed $100.00 per year.

 HALLWAY CARPETS:

 We will soon be shampooing our hallway carpets and replacing carpet squares where necessary. Hallways that have heavy construction starting will be accomplished after the summer and before high season.

 TOWER 300 CONTINUING PROBLEM:

 We ask all Residents, Guests and Renters to use the SIDE ENTRANCE when leaving or coming from the pool and beach. PLEASE WASH OFF ALL SAND from your feet and DRY Off before entering our building. We have had two incidences of people falling on the floor at the front entrance because of wet dripping bathing suits and sand which causes a serious slippery surface. The SIDE Entrance has extra carpeting plus the lockers are located right at the entrance way to drop off beach chairs and associated equipment. Let Us Keep our Beautiful Lobby SAFE and in Pristine Condition for years to come.

ALL FOR NOW

Have a Safe & Wonderful Summer,

Mickey Harwood