To all Tower 300 Owners:

I would like to give our owners an update on what has been occurring during the summer and what we can expect to see happen this fall. First, we have had an unusually high amount of construction going on in many units. A total of five complete renovations plus three units had bathroom upgrades. Our rear parking lot was full to capacity with sub-contracting trucks on most days (see attached photo.) Our freight elevator has been working constantly during the day, carrying loads of sheet rock, granite and related construction material. Our board made the decision to limit the load in the freight elevator to 1,000 pounds, which includes the venders, because of the repairs required from its extra use as previously reported. I must say the many different contractors working in our building followed the guidelines and everyone shared the elevator nicely. Thanks go to most of our summer and full-time residents for being patient in waiting for an elevator. Marie, our wonderful housekeeper, kept a sharp eye out and quickly locked the elevator open as well as our side doors when she saw a large load of construction material entering the building. This prevents the contractors from blocking the elevator and side entrance doors from closing while loading which causes many of our elevator and door problems.

We have scheduled painters to start the touch up in our hallways and common areas as soon as the construction period ends during the month of December. Also, all hallway carpeting will be professionally cleaned before our season begins and any soiled carpet squares will be replaced at that time. I would like to thank Maureen Passerini again for the fantastic idea to use commercial carpet squares instead of wall to wall loom carpeting that is costly to replace. Outside our building the sidewalk from the front to side door, including the curbs, will be ground down and a new waterproof cementious finish will be applied to replace 40 years of peeled, cracked and chipped paint that is currently there. This is close to the same product we are using on all our balconies now after spalling.

Along with these planned improvements, many other aspects of our tower’s mechanicals have been updated during the summer/fall season which should make for smooth sailing during our high season. Keep in mind that in two weeks the POA will start the sea wall on our beach and much of the equipment, staging area and movement will be thru the SW side of our parking area. A majority of the noise will come from the beeping sound of construction equipment backing up as I have been told and not from the insertion of the steel. We will see how that goes, but hopefully for us beachgoers, we will have a safe walkover and some sandy area in which to enjoy the ocean.

On another note, I would like to reiterate to our owners that the dual water filter system which many of us have had installed in our utility closets have Not Only changed the clarity, odor and color of our raw water, but with all the recent water shutdowns from the city and building issues they Prevented Clogging of the bathroom and kitchen faucets, aerators and shower cartridges in our units. The contaminants get stopped in the filter before they enter our apartments. Our tower plumber Monarch Plumbing has been installing these dual filters for residents from $650 - $850. depending on the installation (see attached photo.) Either Monarch or any other licensed plumber can install if interested.

All for now,

Mickey Harwood VP