

12/17/08

Sugar Beach Homeowner:

I hope this letter finds everyone well. Things around the complex have been busy even though it is the off season. We have touched up our paint job around the complex to keep things looking fresh. We are in the process of applying additional sealant to the decks of the swimming pool to help extend the deck life and waterproof the area. We also have updated the sprinkler system and had the caulk in and around the tennis court replaced. We are also looking at bids for repainting the tennis court. If you see anything that needs attention around Sugar Beach please report the issue to Elizabeth or Jim. At the annual meeting a committee was formed to discuss our options on the problem we are having with polybutylene pipe that was installed during the original construction of Sugar Beach. The committee has had 1 meeting and is collecting information to give to the board. If you need info for things going on around the complex go to www.sugarbeachcondo.org which is our association website.

It is time for the annual assessment for insurance. Also, as discussed at the annual meeting, we need to assess for capital improvements we completed at Sugar Beach this year. The cost of insurance this year will be \$275,999.62 and the capital improvements were \$140,539.23. Here is a list of a few of those projects: drainage system completed, Sugar Shack completed, replacement of damaged balcony storage doors, replacement of damaged entry doors, install new fire doors on some of the common walkways, retainage to CSharpe for paint and waterproofing, coating of pool decks. I think everyone will agree that Sugar Beach looks as good as ever because of the improvements that have been completed. Please see the information below for assessment amounts:

Unit Description	Insurance Assessment	Capital Improvement	Total Assessment Due	Due Date
Unit 100	436.51	222.27	\$658.78	2/28/2009
Efficiency	857.41	436.59	\$1,294.00	2/28/2009
1Bedrooms	1347.58	686.19	\$2,033.77	2/28/2009
2 Bedrooms	1767.65	900.09	\$2,667.74	2/28/2009
3 & 4 Bedrooms	2695.01	1372.31	\$4,067.32	2/28/2009

Please try to have your payment in by the due date. Late fees, interest and possible liens will apply to late payments. If you have any questions please email me rstuart@sugsands.com or call 251.974.1672 x 110.

Thank you,
Robert Stuart
President Sugar Beach HOA