

# Aqualea Home Owners Association Meeting to discuss updates post Hurricanes Helene and Milton 10/15/24

Meeting Commences 11:05am

In Attendance:

Ernesto Fernandez, GM, Hyatt  
Tom Vincent, Head of Engineering, Hyatt  
Steve Chandler, HOA Director  
Sharon Hunnewell-Johnson, HOA President  
Scott Vignery, LCAM  
Trina Belanger, HOA Secretary

Condition of Elevator for Residents

-due to the water intrusion during Helene, the 03 elevator, which services all units that end in -03 was on ground floor and it took the hardest blow. It will require the most for repair and therefore the longest to repair. Tom, Engineer indicated maybe several months to be fully operational.

-In Otis's eyes we are fully operational as a residence and a Hotel business, because we can use the Service Elevator to access our homes.

-Parts are from out of the country

-Otis will recommend best case scenario

-Residents of Aqualea are responsible for elevator rooms, first floor (assessing the drywall behind the mirrors, repairing broken mirrors and redecorating, painting, etc the 2 rooms (North and South)

Condo 402 flooded due to a pipe not having been glued when installed, this immediately affected Condo 401 (Ravi)

-Don't know the extent of 301 or 302 from this flood.

Blackstone, are new owners of Hyatt, acquired in September 2024. They will be here Monday, 10/21/2024 to meet with Hyatt staff and review budgets, transition, etc.

Blackstone hired Serv Pro to fix and repair the Hotel's post Hurricanes' issues

Businesses on First Floor of Hyatt building

-Smell is from organic waste over time, with heat, and turned, so the stairwells are smelly despite that they've been cleaned repeatedly

-Not determined if they'll rebuild.

The Hyatt's compactor is not working which handles our trash, as well

-no recycle bin currently

Ernesto and engineering learned a lot and will be better prepared for future Storms, Hurricanes, Tornadoes, Floods

Regarding the torn Canvases, Hyatt is looking at a retractable replacement, possibly.

HVAC systems repairs and needed maintenance to be done early next year.

Sharon talks about an Evacuation Plan that is coordinated between Hyatt and Aqualea, which we would like to develop at a future meeting.

Ernesto and Tom left the meeting

Home Owners with LCAM Items

- Discussed Elevator rooms needing repainted and Carpet in all hallways needs replacing

Walk tour

7th floor.

- Northside ceiling mold still exists
- dehumidifier in place
- all lights working
- carpet repeatedly has gotten wet and dry

6th floor

- all lights working
- no smell

5th floor

- all lights working
- no smell

4th floor

- all lights working
- full of fans and dehumidifiers
- smelly, needs new carpet

3rd floor

- all lights working
- no damage to storage unit
- no smell

Parking garage is looking clean, gates and arms are in the upright position for entrance and exit

An Updated/New directory should be made to share with all Homeowners

USPS, FedX, UPS, etc

-Postal Mail will continue to be accessible in the entryway of the Hotel. Left entrance only

-Boxes and packages are accessible at the Concierge Desk on the Second Floor

Meeting Adjourns 12:24pm

Sent from my iPhone