

The Cabana Report

Fall 2014

Brought to you by Absolute Island Management, Inc.

With all the Summer House news that's fit to print, we present the Fall 2014 Summer House Hilton Head Island Cabana Report.



Speeding in the parking lot



This is everyone's responsibility and must be on your mind when on Summer House grounds

With an unfortunate accident on the property this past May, where a driver was traveling too quickly and crashed into a row of garages, Slowing Down and Being Careful for everyone's safety is of paramount importance.

This summer the Board solicited opinions from the owners on how to best manage the parking lot speeding problem. Many homeowners responded both for and

against the addition of speed bumps. After careful review, the Board decided to implement precautionary

Speed Limits are to protect. Summer House has a new Speed Limit of 13 MPH. Please keep this in mind when on site and report any speeders to the management office.

measures that were not previously in place to raise the awareness of all residents at Summer House for the safety of the community. These measures will include

adding additional speed limit signs showing 13 miles an hour, as well as a new stop sign by the H building. All stop signs

around the property received a new coat and painted line to emphasize the crossing. We have also instituted a neighborhood watch to increase awareness and

report all reckless drivers

If these precautionary measures do not improve the speeding challenges the community is experiencing, the Board is prepared to install speed bumps at all areas that present a safety risk. Please do your part to promote safety and drive safely.



FLOOD INSURANCE



My insurance company called to say my flood insurance expired - HELP!

Please reach out to Kassie Bryant with Coastal Plains Insurance. If you forward the message you received to Kassie; she will be happy to assist you.

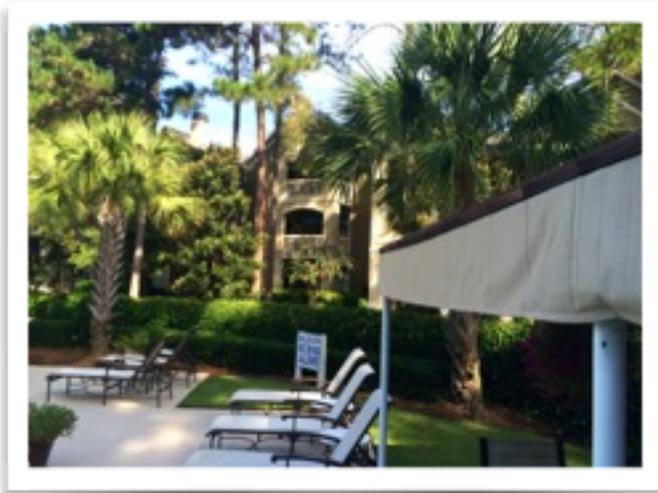
Her email is: Kassie@coastalplains.com

Kassie R. Bryant, CIC CIS
Commercial Executive
Coastal Plains Insurance
Office (843) 785-7733



Mailbox Station

The mailbox station has served the community for 14 years and has finally reached the end of its useful life. Individual mailboxes are deteriorating and hinges are starting to bend - this all indicates that it is time to change it out before it causes more problems for residents. We expect the new box to arrive within two weeks and when it does, we will update everyone on the transition to the new boxes. Rest Assured the USPS will be assisting as we will always honor the integrity of the United States Postal Service as they make their appointed rounds.



Summer House Summer 2014 Property Update

The Board of Directors has been busy this summer working on projects that improve the overall Summer House experience. Below are some of the projects that we have completed as well as improvements scheduled for the latter part of 2014. Property Values will continue to increase as a result.

The landscape committee has improved several areas around the property including a fantastic display of floral at the community entrance and pool area.

The exteriors of the buildings have all been cleaned. This makes an incredible difference as pollen, dust and spider webs all find refuge on the building corridors during the hot summer. At least they used to.

The pool area lighting has been improved with new landscaping lights and a single timer system that turns on all exterior lights at the same time.

The car wash station is a great amenity; however, when the vacuum was used late at night or early in the morning, it woke up residents in the H building. This summer a timer was set on the vacuum so that it will only operate from 9am to 7pm

Safety first! In August, the sidewalks were all trimmed back to avoid any trip hazards while walking the property.

In May all HVAC condensate lines were cleared to avoid potential water leaks in your utility closets.

The pool cabana drapes were replaced with high quality sun resistant fade resistant (so they say) skirting.

The Summer House insurance policies were moved over to a local company; Coastal Plains Insurance. Coastal Plains worked hard to reduce the Association's monthly premiums and still provide the same coverage.

Improvements to look forward to this Fall:

Not sure what to do when you're at the pool and there are people violating the rules? Call the after hours security company to report any violations, the number is now posted on the trellis by the grill station (843-805-3198)

Careful planning and reserve budgeting along with proper inspection of the physical plant and management of Reserve Expense Items on the property have culminated in the following action this year:

1. Building corridors and other areas will be painted in September
2. New stair tread replacements for a number of steps that have lived their useful life.
3. A new camera by the

grill station has been approved and a new DVR will be installed this Fall. This will allow management and the after hours security company to view activity at the pool from a computer or smart phone and from a much needed new vantage point.

4. The tile around the pool and hot tub will be replaced this Fall
5. The mailbox station will be replaced in September
6. The columns around the Clubhouse will be repaired, water has beat a few of them up.
7. The pool pump room filters will be replaced

**Summer House Construction Defect Litigation Update
by Richard Schulman**

As stated in previous newsletters, it is the Board of Director's policy to keep the Summer House homeowners up to date with all of the important on-going activities at Summer House.

The construction defect investigation and now litigation, initiated approximately a year ago, is one of these very important activities.

The Summer House Board of Directors met with several of the attorneys from the law firm representing Summer House to discuss the status of this litigation. The following is a summary of the status.

It was previously reported that an initial construction defect review had taken place followed by an in depth investigation. In parallel with these investigations our attorneys initiated their review of the potential defendants that could be involved, in case the investigations led to litigation.

The in depth investigation has been completed and the detailed report has been generated defining the construction defects found at Summer House. The defects range from inadequate construction techniques causing water issues with the outside walls to inadequate roof construction that could result in damage due to high winds. These are issues that could lead to serious damage in the future if not repaired. Our attorneys have told us that these issues are not unlike similar issues in other condominium communities in our area, where litigation is either in process or has been completed. Typically, some recovery is obtained and repairs are made thus improving the value of the condo community.

Due to the findings of the in depth investigation, our attorneys have initiated litigation and have named multiple defendants, which have responded and supplied their insurance coverage information. Discovery is ongoing and dispositions will be scheduled in the near future. It is likely that with the amount of defendants and potential insurance coverage, the lawsuit could potentially settle in mediation within 12 to 18 months, although nothing is certain in a litigation process.

A successful outcome of this litigation will result in the funding Summer House needs to correct the defects, and thereby increase the safety and value of our community.

Again, as progress is made in this case, the Summer House homeowners will be kept informed of any new developments and accomplishments.

If you have specific questions related to this case, please call the management office to speak to Phil Hildreth.

-Richard Schulman
Board President
Summer House Hilton Head Condominium Association, Inc.



Condensate drain lines

One of the leading causes of water leaks in a villa in the summer is a clogged condensate line. If you have a newer system, you most likely have a shut off switch called a float valve that turns off your HVAC system when the condensate line is clogged. If your system has not been replaced recently or if it was replaced and you aren't sure if they installed a float valve, during a backup your AC will continue to run spilling water onto the ground and then downward to your neighbor's unit or back into your villa if you are on a first floor. The Board of Directors approved the expense to have all drain lines cleared in May to prevent accidents. This expense was paid for out of the operating budget and hopefully saved homeowners money in repair costs and mildew remediation. Please take a moment to check your AC system for a float switch.

And remember to inspect your storage closet frequently.

*If you would like more information on storage closet maintenance please contact the management team.
Kevin: kevin@absoluteisland.com.*



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