

Edgewater Landing Clubhouse Rebuild Update - 3/7/2023

Hi,

This is an update on what is happening on the Clubhouse Rebuild from the Building Committee.

We all agree that the time this is taking is very frustrating but, Things Are Happening!

It took some work to get the design process kicked back into being done. At this point we have what we are calling the 90 Percent plans. The Building Committee has reviewed them and sent a list of about 160 items back to Cove Points. The plans are to pretty much bring the building back to what it was before the fire.

Next we need to get their 100 Percent plans to review and refine. Then we have to get the insurance company, adjusters, attorneys, City of Edgewater and others to all review, hash over, and approve the final plans and make dollar estimates of the complete project. This will take more time than we want before any kind of work can begin. This is frustrating but we have to know exactly what is to be done and how much it will all cost before any of the work begins.

Once the actual work begins it should move more quickly.

Doug presented a suggested timeline for everything at last week's board meeting. It is attached to this update and posted on the Edgewater Landing web site. The bottom line is that the actual construction may start about the beginning of 2024 and be completed just before the end of 2024.

We are also working with Cove Points to get the receipts for expenses they used against the \$100,000 we gave them at contract signing.

Doug has the latest blueprints and plans and had them on display at the last EL board meeting. If you want to see them, I'm sure he will have them at the next board meeting as well. But, like I said, the plan is to pretty much have the building as it was before the fire, with required code upgrades.

Thanks,

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Building Committee:

- Douglas Maxellon – Board Liaison
- John Zino
- Mark Mattner
- Bradd Ramsden
- Jack Shuffstall
- Walt Rogers
- Fred Smart
- Edward Wavle