

June 16, 2018

Dear Princeton Place II Owners,

I hope this building update finds everyone happy, healthy and enjoying summertime! I thought it was time to give you an update on what is happening at Princeton Place, and in particular our building.

Your Board of Directors, this past week, made the decision to contract with the company, called BKE Restoration LLC, to identify and repair any and all cracks in the stucco of the South Wall of our building. These cracks are the cause of water intrusion into our building. Once that phase of the project is completed, the entire South Wall will be painted the same color that currently exists. We feel having the wall painted will also enhance our prevention efforts to avoid any current and future water intrusion problems for many years to come. The wall repair and painting specifications were developed by painting experts at Sherwin-Williams. Their product will be used to complete this very important and needed project. You will be pleased to know that BKE will follow these tight specifications and will use painting experts from Sherwin-Williams to inspect and ensure that their guidelines are being followed.

The awarding of the contract to BKE finally came to fruition after several months of your Board trying to obtain a total of three bids from painting contractors. Due to the monetary size of the project, and as a result of Florida condo law, we were required to get at least three bids. It took a frustratingly long time to receive the three bids. Total cost will be \$47,396 with most of the expense coming out of our Building Paint Reserve Fund. I received word just yesterday that the work will commence on Monday, July 16 and will probably take a few weeks to complete. Extensive water testing of the South Wall is part of the project logistics. Every effort is being put forth to ensure that the water intrusion issues have been addressed and have been corrected. Three times a week, BKE will provide the Board, photos and project updates that will outline problems encountered and corrected. This way we will monitor what is going on, since your Board is north for the summer.

I'm happy to report that the two window replacements that took place just a few months ago have proven to be successful as no water intrusion has been reported or seen since the work was completed.

Additionally, while on the premises doing the painting, BKE will repair the existing damage to all our soffits and gables at the very top lip of the roof line on the South Wall. The existing vent screens that have been painted over, in previous building painting projects, will be replaced and doubled in size. This will give the roof added ventilation that will help improve the life of our building.

The Board also gave approval to join with the other Princeton Place buildings in exploring having a new water-resistant vent installed in our elevator shafts. The existing vents were the apparent point of entry of rain from Hurricane Irma that caused the elevators to cease working. The cost to have the elevator companies repair the damage and get the elevators working again was very expensive. We have learned, that if we all join together in getting the new hurricane proof vents installed in our respective elevators, the cost will be lowered from \$3970 per building to \$2395 per building.

Parts to replace our PPII main water pump have been ordered but have not yet arrived. The new pump will comply to existing Collier County code requirements, and will be a high tech system that is smaller, quieter, and more efficient. I will update you on this replacement project in a future newsletter.

Don't forget to register, at the Princeton Place II website, your personal information if you wish to receive communications from our Home Owner's Association via internet. You will find the form authorizing you to register under the "Forms Section". Once you click on it, you can easily follow the instructions that are listed at this site. Again, you may go to the Wiggins Bay Foundation website www.wigginsbayfoundation.com and click on PPII, which is listed on the left side of the home page. This will take you to our website. Incidentally, it is at this same site that you can provide our Property Manager with the name and contact info of your home watch person. Click on Forms Condo Watch-Watcher's Form and complete the requested info. This is for your own protection and the protection of all other owners.

Again, I remind you that this coming Monday, June 18, demolition is scheduled to start on the Princeton Place carports. You need to have your car relocated at this time. I am told that the construction of the new carports will commence July 6. Building 300 will be first with our building next in line. I am grateful that one of our owners, who lives in the building full-time, will be giving me daily updates as to work progress. I will update you on this replacement project in a future newsletter.

In other Princeton Place news the central pond wall, located on the eastern end of the small lake behind the Princeton Place condo swimming pool, underwent a total reconstruction in May due to deterioration and erosion issues. I have received no news about the status of this Wiggins Bay Foundation project but would assume that "no news is good news".

The Wiggins Bay Foundation is exploring changing the gate security system so that the guard booth would not have to be staffed from 11pm until 7am. Obviously, this is a cost savings initiative. Apparently, a number of high-rise condo buildings in and around the Naples area have adopted this system.

When you return to Princeton Place, you will notice a new Wiggins Bay sign on the outside northeast wall near the guard house. You will also note that additional "Beware of Alligator" signs have been placed around the pond to help make all of us aware that these creatures do exist, and one needs to exercise caution in this area especially in regards to small children and pets.

I want to share the gallant efforts the President of PPIII, Ken Bergstrom, is making in trying to get the Tarpon Cove Club and the Wiggins Bay Foundation to regularly water the strip of land affectionately known as "Gilligan's Island". This stretch of land runs from the Club's Bocce courts along the very rear of several Princeton Place buildings including ours. During the dry season the grass turns brown from lack of irrigation and is quite unsightly. There is fear of land erosion problems. The other Princeton Place Presidents have jointly gone on record as supporting his efforts, but to date there has been only polite acknowledgment with no promise to address the situation.

That's the news for now. I hope all of you find these periodic updates helpful and interesting.

Rick Squire, President, and
PPII Board Members