**SUGAR DUNES 2014-15**

List of Major Renovations at Sugar Dunes:

* **Deck Secure -** Finished securing the decks to the building
* **Railings -** Replaced all Southside railings with plastic covered aluminum- No Center Post
* **Fascia between Decks -** Replaced white siding with grey lateral strip fascia siding
* **Elevator -** Major Upgrade to electronics and rebuild of box (before lightning strike)
* **Garage Doors -** replaced metal garage doors with non-rust composite doors
* **Entrance/Exit Gate -** Replaced old gates with new gates and new swing arms
* **Security Cameras -** Added 6 Security cameras with automatic recording with internet access

Minor Improvements:

* Re-striped the parking lot slots
* Bicycle racks added
* WHELP – Emergency access added
* Towers – Stabilize the Southside landings for 1 year use
* Painting of Northside stairs
* Painting of metal around garage doors
* New Lattice installed under lower decks
* New garage labeling to proper unit

**Other significant Issues addressed:**

* **Joined Private Beach Group - “**Beach Renourishment” proposal- joined opposition group to control owner’s rights to the private beach and keep property values up, “pending but looking good”
* **Website Launched -** SugarDunes.com launched 2014 with owner page, pictures, updates
* **Reserve Study -** Independent review of major items that depreciate and required funding
* **Wireless Internet in Units-** HOA paid without raising dues to install wireless internet in each unit
* **Quarterly newsletter Updates -** Board issued 3 quarterly updates sent to all owners
* **Parking Placards control -** Board addressed summer parking issues with good success
* **Beach Umbrella and Chairs -** Selected one vendor to monitor private beach and rent set-ups
* **Renovation approval -** developed a renovation approval form to monitor owner improvements
* **Flooring requirement -** developed requirements for proper insulation to limit noise between floor

**Uncompleted renovations or Items considered but still open (expect complete 2016)**

* Towers – Safety requirement - replace the pilings and use composite to build new stairs (2016)
* Rewire of the building for improved cable TV and Internet in the building (2016)
* Window replacement on the Northside with proper composite outside molding (2016)
* Privacy slats repair between Southside decks (2016)
* Replace the sand fencing