

May 19, 2025

Dear Tuscany Homeowners,

Under the leadership of Michael Scheck, Chair of Elevator Committee and Dick McIlhattan, Board Member, Tim Hendrix, our Property Manager and our consultant Amy Gill of ATIS, a detailed specification bid was developed and sent to six companies, submissions analyzed and summarized for the Board.

Amy and Tim Hendrix have been involved in many elevator modernizations. Their input and guidance to the Committee and Board was invaluable.

The Committee was diligent in pursuing all potential solutions to our elevator modernization project. Twenty years is the approximate lifespan of elevators before needing a modernization. Tuscany was in need.

The hurricane also accelerated issues that brought both elevators down. Luckily Michael Scheck referred an upstart small company who is very capable in elevator maintenance that was able to solve immediate issues on both elevators and they are operating as of today. The Committee and Board tried to enable this young company to support their launch modernization project. We would have benefited from greatly reduced pricing. But in the end, it didn't make sense from a risk perspective nor their ability to meet Florida state compliance laws.

In a unanimous Board decision, we are hiring a competent and proven company named Skyline who will begin the 32-week project. It takes 12 weeks to secure the materials and parts. We will provide a detailed timeline of what homeowners can expect as the work begins on each elevator.

The expense for modernization is \$488,000. Four years of maintenance is \$50,000. The elevator cab restoration/renovation will be addressed and priced separately. The Board is analyzing the budget and our reserves to determine the special assessment amount. None of us as Homeowners want this expense; however, it is a key and biggest project we have for ease of living at Tuscany.

You can review the minutes of many meetings of work done by ATIS, Tim, the Committee and Board. All details are on the Tuscanybythesea.org website.

We thank Michael Scheck for all of his time and leadership in this Committee along with Dick, Amy and Tim.

The next phase of execution of the specifications of this contract will take equal effort mostly lead by Amy and Tim with oversight from the Michael, Dick and the Board.

Our focus was always to spend our Association finances judiciously and do as much as possible to ensure the end results will be what we all expect them to be. Safe, reliable and functioning elevators for our building into the future.

Your Board,

Bonnie, Dick, Brad, Larry and Pat and Tim, our Partner and Property Manager