



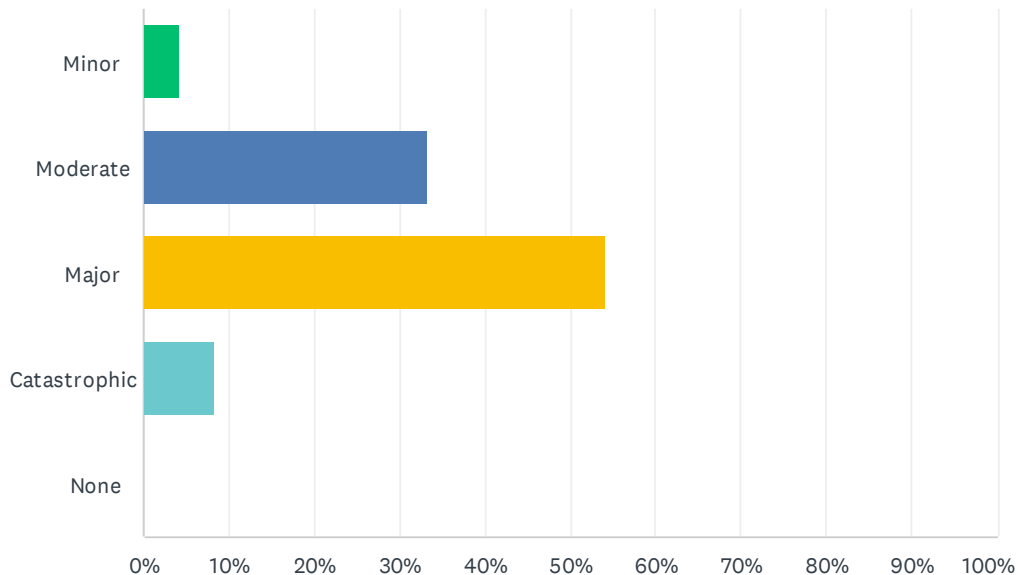
Post-Hurricane Ian Survey

November 2, 2022

Q1 has been intentionally removed to protect the confidentiality of individual buildings.

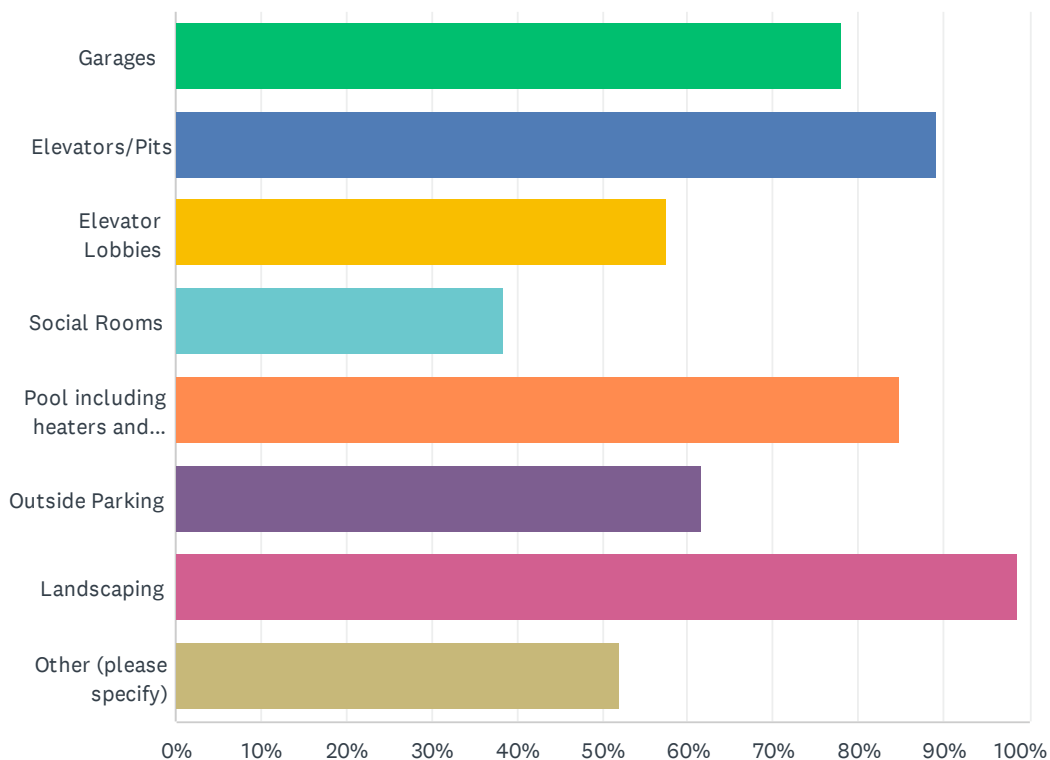
The open-ended questions for Q6, Q18, & Q19 have been summarized for clarity. Graphs on these pages have been manually calculated based on individual responses.

Q2 How would you rate damage to your condominium property from Hurricane Ian?



ANSWER CHOICES	RESPONSES	
Minor	4.17%	3
Moderate	33.33%	24
Major	54.17%	39
Catastrophic	8.33%	6
None	0.00%	0
TOTAL		72

Q3 What condo building elements/grounds suffered damage?



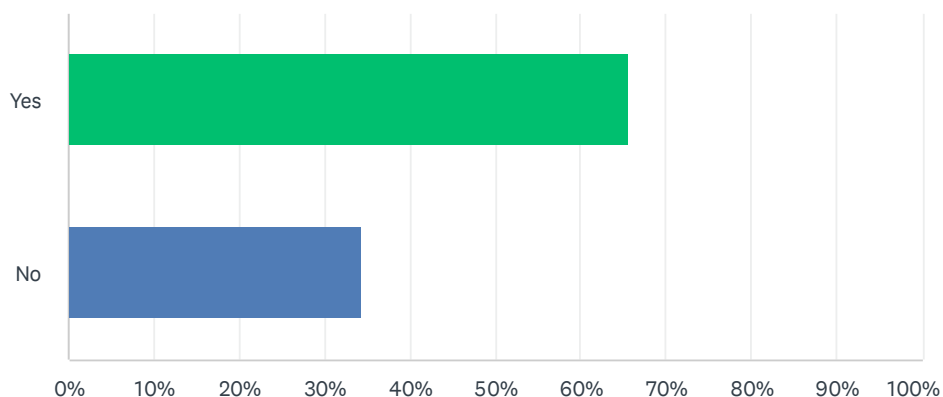
ANSWER CHOICES	RESPONSES
Garages	78.08% 57
Elevators/Pits	89.04% 65
Elevator Lobbies	57.53% 42
Social Rooms	38.36% 28
Pool including heaters and pumps	84.93% 62
Outside Parking	61.64% 45
Landscaping	98.63% 72
Other (please specify)	52.05% 38
Total Respondents: 73	

#	OTHER (PLEASE SPECIFY)	DATE
1	First Floor Units	11/1/2022 7:54 AM
2	electrical switchgear, water pumps, air conditioner condensers, back-up generators, manager's office building and residence	11/1/2022 3:30 AM
3	Fitness Room, Men's and Women's Restroom and our Library	10/31/2022 9:59 PM

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4	All first floor units were flooded	10/31/2022 2:56 PM
5	FIRE ALARM, ELECTRICAL SYSTEMS, FENCING, DOORS	10/31/2022 2:53 PM
6	All access control systems including cameras, doors, property gates and garage gates.	10/31/2022 2:31 PM
7	Storage lockers, maint. Room	10/31/2022 2:16 PM
8	Electric Room Flooded (Told 6 months b4 Power; Owners Acquired \$100,000 Parts; Now likely to have power Nov-Jan)	10/31/2022 1:52 PM
9	Covered parking. social room kitchen, Managers residence, etc. entire floor level, by bathrooms, library, exercise room, offices, electrical rooms, emergency generator, water pumps and motors,	10/31/2022 1:13 PM
10	Storage units	10/31/2022 1:03 PM
11	24 downstairs units	10/31/2022 12:57 PM
12	units	10/31/2022 12:38 PM
13	tennis courts, lobby doors, fire pumps, fire panels	10/31/2022 12:33 PM
14	Fire Panel equipment and Sprinklers	10/31/2022 12:31 PM
15	All first floor condos,office, Chickee	10/28/2022 10:37 PM
16	First floor units all took in water	10/28/2022 2:50 PM
17	Ground floor units	10/28/2022 2:24 PM
18	managers office and 8 first floor units	10/28/2022 2:11 PM
19	Ground floor lanais surrounding the building	10/28/2022 1:56 PM
20	Transformer Fire	10/28/2022 1:07 PM
21	All common areas at ground floor were mitigated. Social, breakroom, lobby, front desk, fitness, bicycle rooms, restrooms, locker rooms, mechanical closets, most vehicles spared, garage cleanup.	10/28/2022 12:00 PM
22	Lobby, Fitness Room, Locker rooms, Lower floor electronics	10/28/2022 11:33 AM
23	Garbage Compactor	10/28/2022 11:30 AM
24	6 Villas, garage level storage/ maint. room, pool cabanas	10/28/2022 11:14 AM
25	Electrical systems	10/28/2022 11:01 AM
26	Entire Lobby Floor: Fitness Room, Mailroom, Bathrooms (4), Kitchen, Storage Lockers	10/28/2022 10:51 AM
27	1st floor flooding primarily; silt and muck in carports; lockers damaged	10/28/2022 10:37 AM
28	All ground floor common areas. First floor residential units. Life safety systems. Primary function systems. Minor affectation in upper floor residential units	10/28/2022 10:27 AM
29	retaining walls, seawalls	10/28/2022 10:13 AM
30	Barbacue/ Firepit social area	10/28/2022 10:00 AM
31	fences	10/28/2022 9:55 AM
32	Mechanical Room	10/28/2022 9:33 AM
33	Beach and Bike Room	10/28/2022 9:32 AM
34	Electrical panels	10/28/2022 9:21 AM
35	3 Ground Floor Dwellings needed to be gutted	10/28/2022 9:17 AM
36	front desk / service area	10/28/2022 9:09 AM
37	64 lower units	10/28/2022 9:09 AM
38	Trash chute equipment	10/28/2022 9:06 AM

Q4 Are owners currently occupying your building?



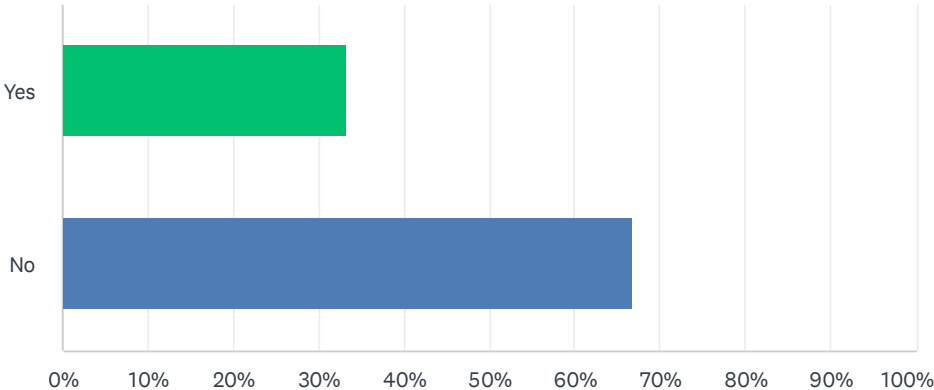
ANSWER CHOICES	RESPONSES
Yes	65.75% 48
No	34.25% 25
TOTAL	73

#	IF NO, WHEN DO YOU ANTICIPATE OCCUPANCY?	DATE
1	December 1st at the earliest	11/2/2022 1:17 PM
2	4 months	11/1/2022 7:54 AM
3	November 21	11/1/2022 3:30 AM
4	January 2023	10/31/2022 9:59 PM
5	Maybe December 1	10/31/2022 3:13 PM
6	11/7	10/31/2022 2:53 PM
7	January 1, 2023	10/31/2022 2:31 PM
8	December or January. first floor 12 months	10/31/2022 1:52 PM
9	No time line. Limited occupancy next 7- 14 days	10/31/2022 1:13 PM
10	TBA	10/31/2022 1:09 PM
11	3-4 weeks	10/31/2022 12:33 PM
12	January	10/31/2022 12:31 PM
13	Except 16 first floor units	10/28/2022 10:37 PM
14	first floor indefinite, 2nd-3rd-4th floors are occupied	10/28/2022 2:50 PM
15	November 30th is our current date but it might be longer	10/28/2022 2:11 PM
16	By November 30, however elevators will not be in service	10/28/2022 1:56 PM
17	Months	10/28/2022 1:07 PM
18	Have requested owners not occupy until at least January.	10/28/2022 12:00 PM

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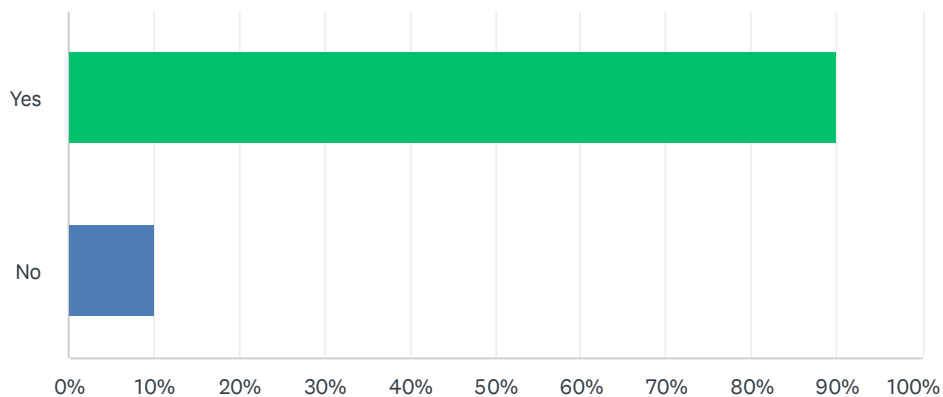
19	December	10/28/2022 11:33 AM
20	TBD: 1-3 months	10/28/2022 11:01 AM
21	11/1	10/28/2022 10:55 AM
22	TBD	10/28/2022 10:27 AM
23	We have 3 owners here. We have temporary power and water. There will be eight condos under construction in the near future with lots of contractors on site.	10/28/2022 9:34 AM
24	Unknown; targeting no later than Jan 1	10/28/2022 9:33 AM
25	November 1	10/28/2022 9:17 AM
26	as of 10/27/2022	10/28/2022 9:09 AM
27	Yes, Upper units lower units some	10/28/2022 9:09 AM
28	TBD	10/28/2022 9:02 AM

Q5 Are you restricting guests?



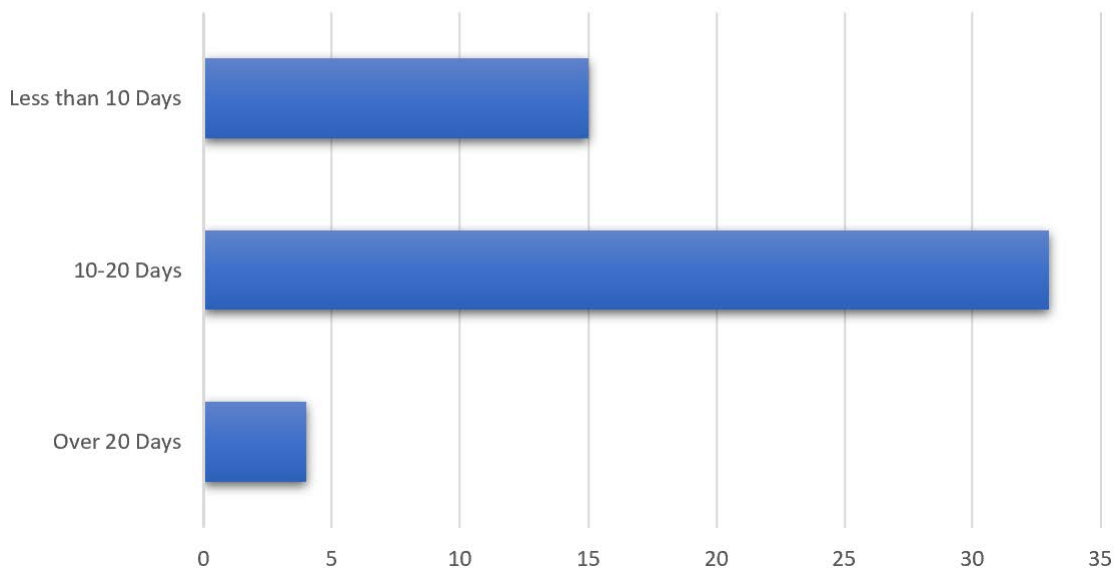
ANSWER CHOICES	RESPONSES	
Yes	33.33%	24
No	66.67%	48
TOTAL		72

Q6 Do you have power?

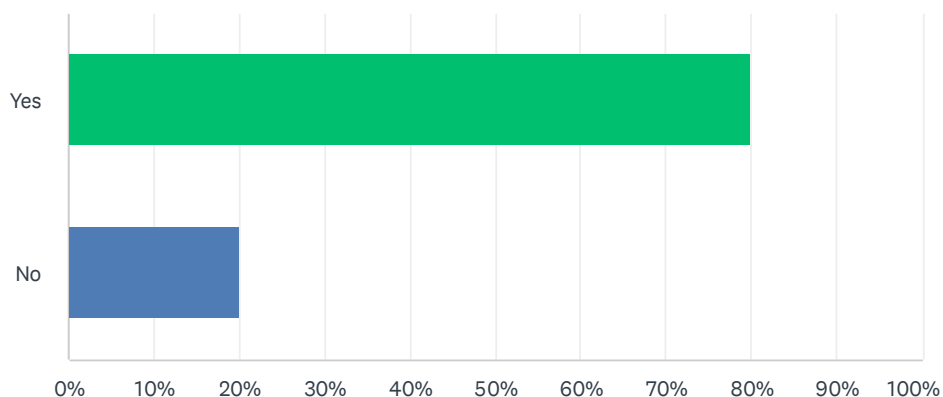


ANSWER CHOICES	RESPONSES	
Yes	90.00%	63
No	10.00%	7
TOTAL		70

How long did it take to restore power?



Q7 Do you know what repairs will be needed to get power?



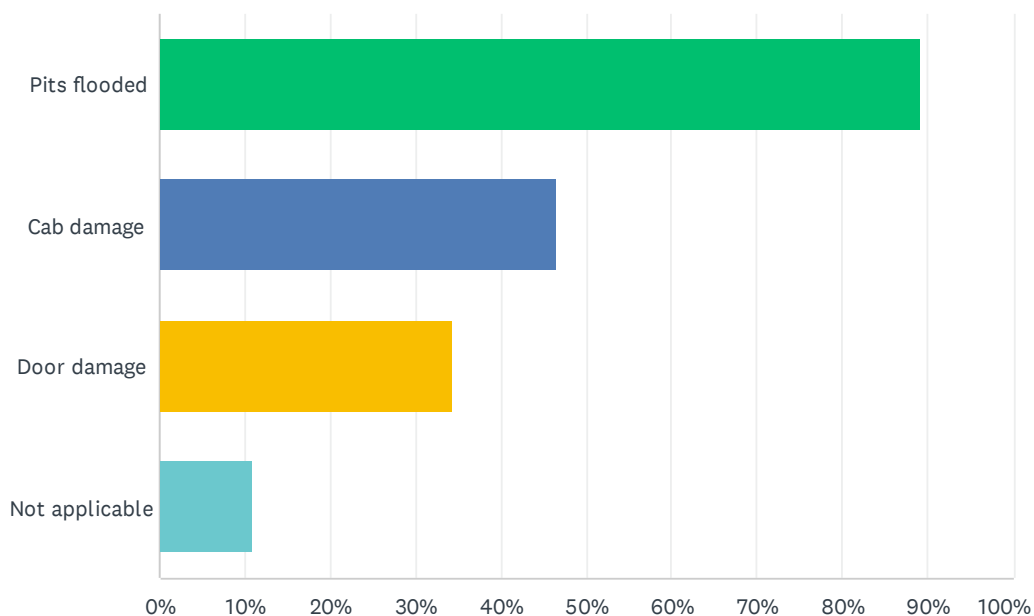
ANSWER CHOICES	RESPONSES
Yes	80.00% 36
No	20.00% 9
TOTAL	45

#	ADDITIONAL COMMENTS:	DATE
1	We are awaiting final approval from FPL	11/1/2022 3:30 AM
2	NA	10/31/2022 10:13 PM
3	Have power	10/31/2022 9:16 PM
4	None	10/31/2022 5:14 PM
5	all breakers needed to be checked	10/31/2022 2:56 PM
6	ALL NEW BREAKERS INCLUDING MAINS AND METERS ALSO TRANSFORMER	10/31/2022 2:53 PM
7	We were told it would take 16-20 weeks to get the new electrical equipment. Owners found it and now we expect power November-January. First Floor units won't have power for much longer.	10/31/2022 1:52 PM
8	Power has been restored	10/31/2022 1:16 PM
9	No further repairs	10/31/2022 1:03 PM
10	N/a	10/31/2022 12:42 PM
11	Ground lights, docks, pool need electrical equipment replacement.	10/28/2022 10:37 PM
12	working with electrical contractors for a plan to get electrical equipment replaced, upgraded and moved higher	10/28/2022 2:11 PM
13	Transformer Fire, New Square D Panel and Sub Panels to address power needs, lost elevator equipment	10/28/2022 1:07 PM
14	N/A	10/28/2022 12:00 PM
15	na	10/28/2022 12:00 PM
16	no repairs	10/28/2022 11:30 AM

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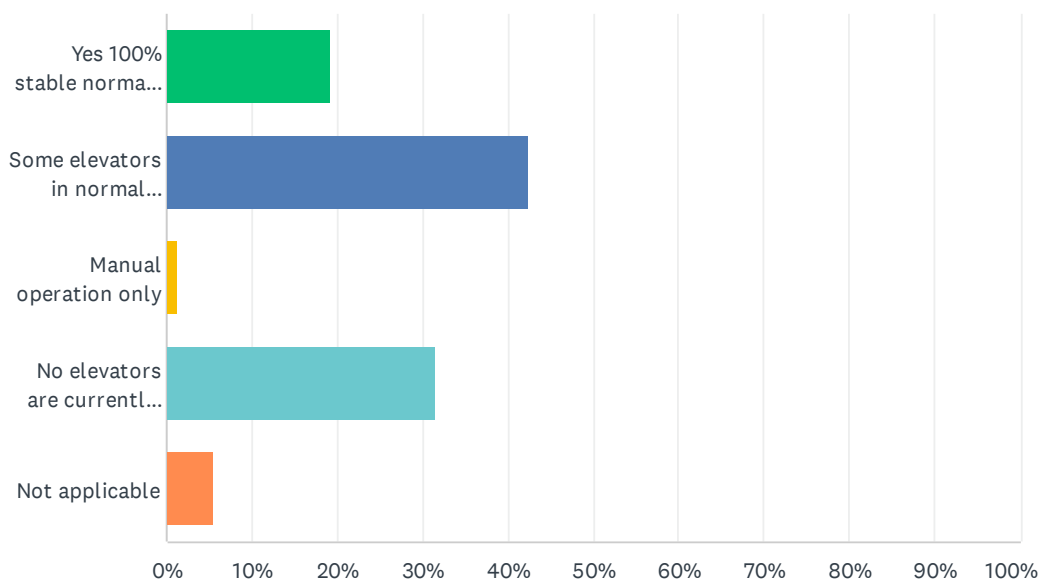
17	Emergency systems need new parts and wiring and a new generator for backup is required	10/28/2022 11:01 AM
18	We have power now	10/28/2022 10:55 AM
19	NA	10/28/2022 10:37 AM
20	N/a	10/28/2022 10:06 AM
21	We have power	10/28/2022 10:03 AM
22	All of our power equipment is located on the upper levels.	10/28/2022 10:00 AM
23	we have power	10/28/2022 9:55 AM
24	We need to relocate our first floor electrical systems to the second floor.	10/28/2022 9:34 AM
25	n/a	10/28/2022 9:33 AM

Q8 Were your elevators damaged (mark all that apply)?



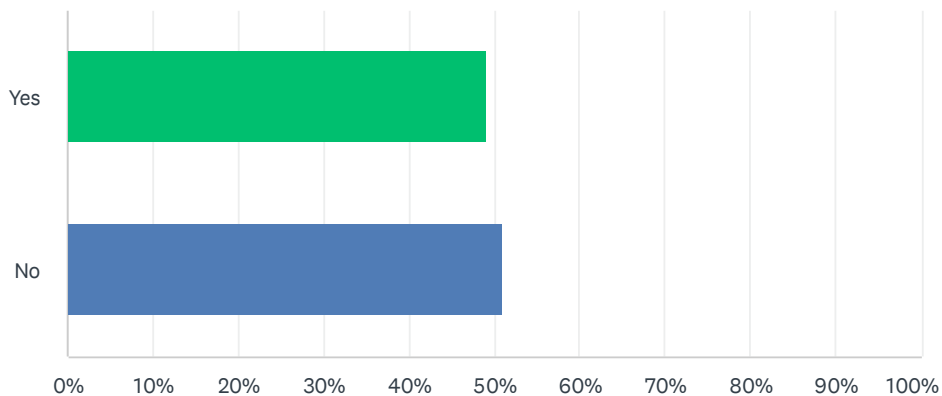
ANSWER CHOICES	RESPONSES	
Pits flooded	89.04%	65
Cab damage	46.58%	34
Door damage	34.25%	25
Not applicable	10.96%	8
Total Respondents: 73		

Q9 Do you have elevator service now?



ANSWER CHOICES	RESPONSES	
Yes 100% stable normal service	19.18%	14
Some elevators in normal service	42.47%	31
Manual operation only	1.37%	1
No elevators are currently working	31.51%	23
Not applicable	5.48%	4
TOTAL		73

Q10 If not in service, and you have power, has your elevator company given you a repair estimate and date?



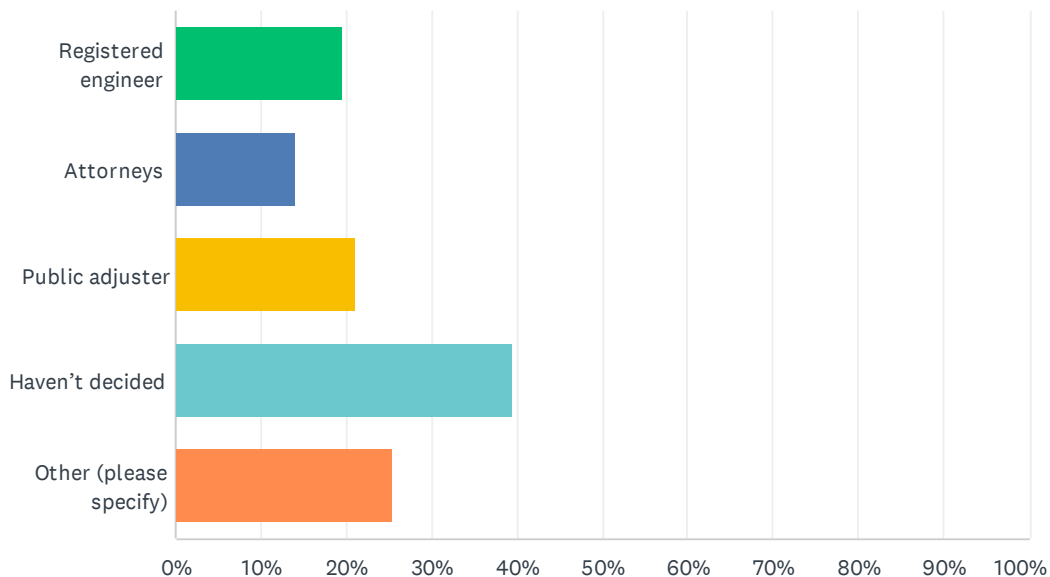
ANSWER CHOICES	RESPONSES	
Yes	48.98%	24
No	51.02%	25
TOTAL		49

#	WHEN DO YOU ANTICIPATE ELEVATOR SERVICE RETURNING?	DATE
1	4-6 weeks	11/2/2022 1:17 PM
2	N/A	11/1/2022 7:54 AM
3	We should have the 2nd elevator running when we receive the parts.	10/31/2022 9:59 PM
4	?	10/31/2022 4:51 PM
5	December 1	10/31/2022 3:13 PM
6	unknown	10/31/2022 2:56 PM
7	Unknown as 2 of 6 were under water and need to be rebuilt.	10/31/2022 2:31 PM
8	When TK Elevator moves from Phase I Restoration to Phase II	10/31/2022 2:03 PM
9	Lower priority. First, we need power. Elevators are next.	10/31/2022 1:52 PM
10	within 1 month	10/31/2022 1:16 PM
11	Total gut	10/31/2022 1:03 PM
12	NA	10/31/2022 12:42 PM
13	we have 16 elevators, 11 hydraulic, 5 traction. The five traction elevators are working in test mode but until they are connected to fire panels they aren't considered fully operational	10/31/2022 12:33 PM
14	November 15	10/31/2022 12:31 PM
15	Late november	10/29/2022 2:46 PM
16	6 months	10/29/2022 7:06 AM

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17	4 months	10/28/2022 2:24 PM
18	6-8 weeks	10/28/2022 2:11 PM
19	3 to 4 Months	10/28/2022 1:56 PM
20	Jan 1, 2023	10/28/2022 1:52 PM
21	Elevators going through modernization. Four to six weeks	10/28/2022 12:00 PM
22	As soon as Inspected	10/28/2022 11:55 AM
23	December	10/28/2022 11:33 AM
24	Unknown. Parts and repair estimates underway	10/28/2022 11:01 AM
25	One elevator is working now. The second one is unknown	10/28/2022 10:55 AM
26	na	10/28/2022 10:37 AM
27	TBD	10/28/2022 10:27 AM
28	one week	10/28/2022 10:13 AM
29	No idea	10/28/2022 10:06 AM
30	March for the 2 Damaged cabs.	10/28/2022 10:00 AM
31	Operational	10/28/2022 9:53 AM
32	Don't know yet	10/28/2022 9:34 AM
33	Received estimates but no date for repairs	10/28/2022 9:29 AM
34	November 15	10/28/2022 9:17 AM
35	but not specific date for 100% usage we are on limited use, no construction traffic	10/28/2022 9:09 AM
36	TBD	10/28/2022 9:02 AM

Q11 Have you retained external advisors to assist in your insurance claims?



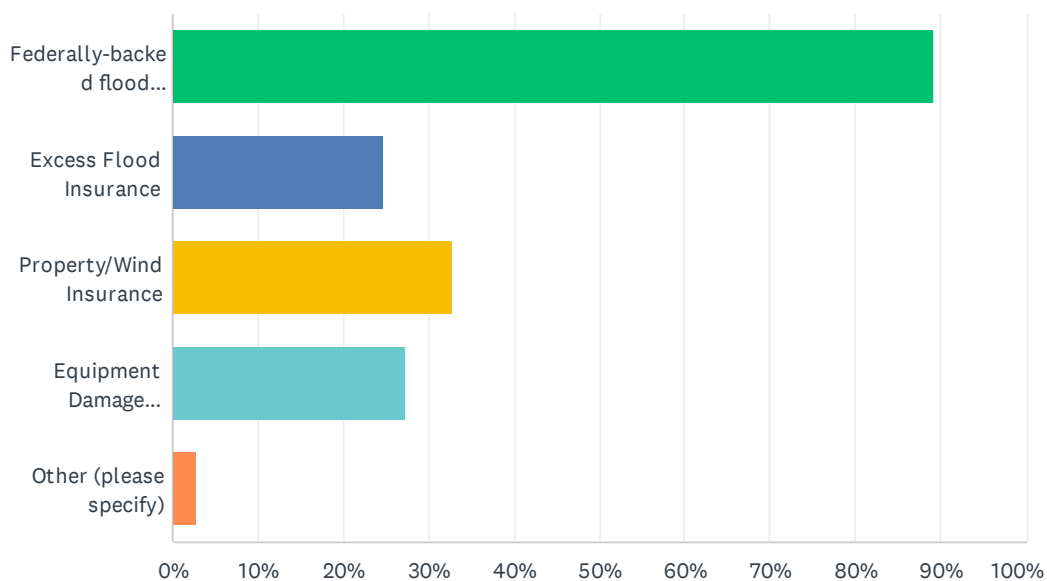
ANSWER CHOICES	RESPONSES
Registered engineer	19.72% 14
Attorneys	14.08% 10
Public adjuster	21.13% 15
Haven't decided	39.44% 28
Other (please specify)	25.35% 18
Total Respondents: 71	

#	OTHER (PLEASE SPECIFY)	DATE
1	FEMA adjuster	11/1/2022 7:54 AM
2	Working with our Insurance agent at this time	10/31/2022 9:59 PM
3	Not yet	10/31/2022 4:51 PM
4	AJG Claims Adjuster	10/31/2022 2:03 PM
5	We have an owner that is an attorney. For now, the claims adjuster for the flood policy is working with us. The excess flood policy adjuster is less amiable, but we are hoping to use the flood policy results as leverage. One of the owners is an attorney. Until we are denied coverage, we won't hire an attorney or adjuster.a but	10/31/2022 1:52 PM
6	Insurance Broker	10/31/2022 1:16 PM
7	Owners have individual policies	10/31/2022 12:42 PM
8	our insurance broker and an adjuster (not sure which type) and our Treasurer	10/31/2022 12:33 PM

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9	Insurance company only	10/28/2022 2:24 PM
10	Not at this time...	10/28/2022 12:00 PM
11	No	10/28/2022 11:55 AM
12	in the process of interviewing a public adjuster	10/28/2022 11:14 AM
13	Presently doing it our self but expect to retain an attorney as coverage does not appear to be what we expected	10/28/2022 10:55 AM
14	Using Assigned Adjuster -- unless not getting results, then will vote on using a Public Adjuster	10/28/2022 10:51 AM
15	Engineering for the purpose of restoration	10/28/2022 10:27 AM
16	retired insurance executive	10/28/2022 10:13 AM
17	Our insurance agent is assisting us	10/28/2022 10:03 AM
18	no	10/28/2022 9:31 AM

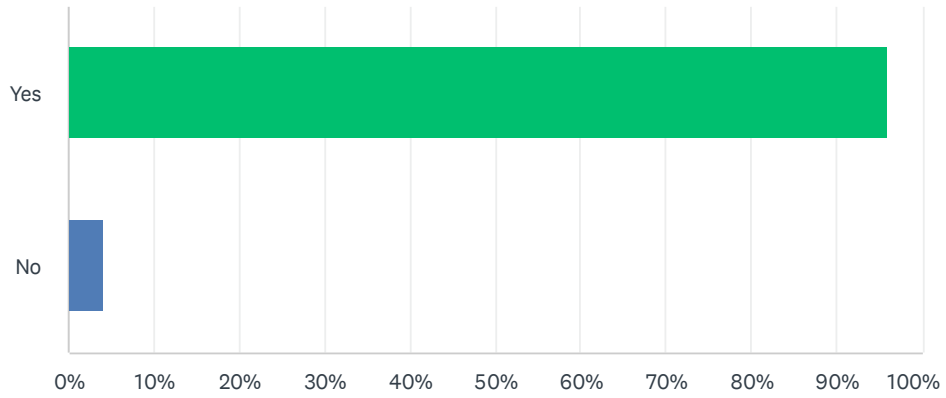
Q12 Is your claim likely to be for?



ANSWER CHOICES	RESPONSES	
Federally-backed flood insurance (FEMA)	89.04%	65
Excess Flood Insurance	24.66%	18
Property/Wind Insurance	32.88%	24
Equipment Damage Insurance	27.40%	20
Other (please specify)	2.74%	2
Total Respondents: 73		

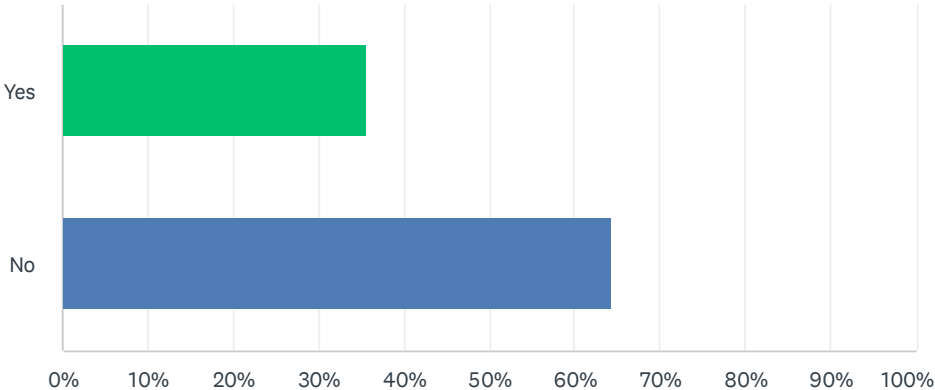
#	OTHER (PLEASE SPECIFY)	DATE
1	Fire	10/31/2022 2:31 PM
2	Fire claim	10/28/2022 1:07 PM

Q13 Has your insurance company's adjuster been to your building?



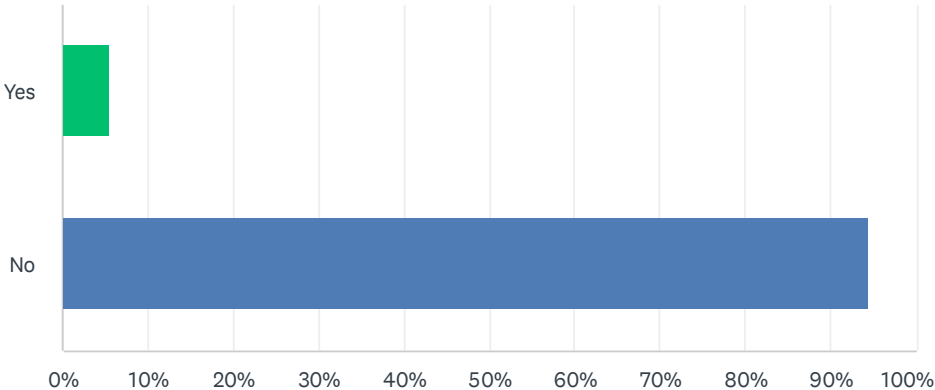
ANSWER CHOICES	RESPONSES	
Yes	95.89%	70
No	4.11%	3
TOTAL		73

Q14 Have you talked with FEMA?



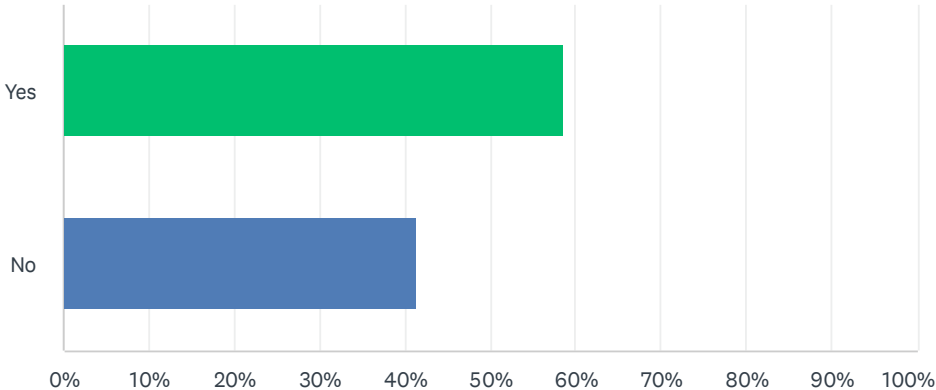
ANSWER CHOICES	RESPONSES	
Yes	35.71%	25
No	64.29%	45
TOTAL		70

Q15 Have you talked with the SBA regarding a disaster relief loan?



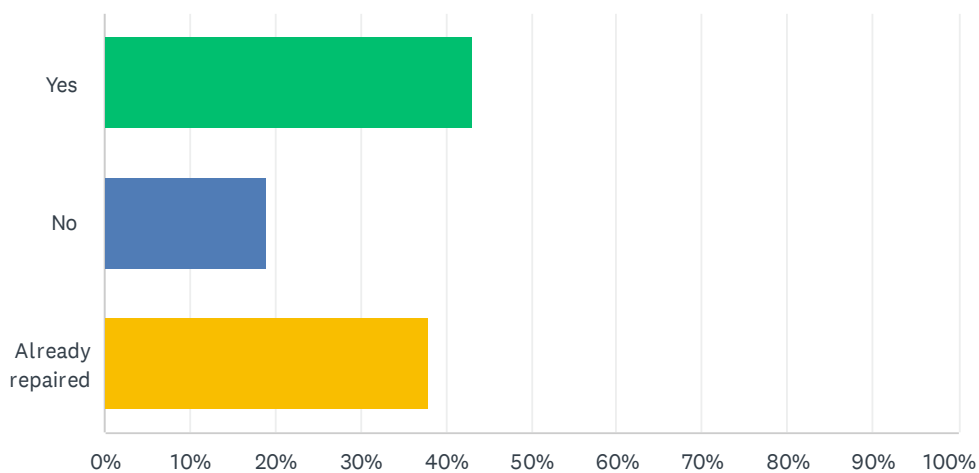
ANSWER CHOICES	RESPONSES	
Yes	5.48%	4
No	94.52%	69
TOTAL		73

Q16 Were your Life Safety Systems damaged?



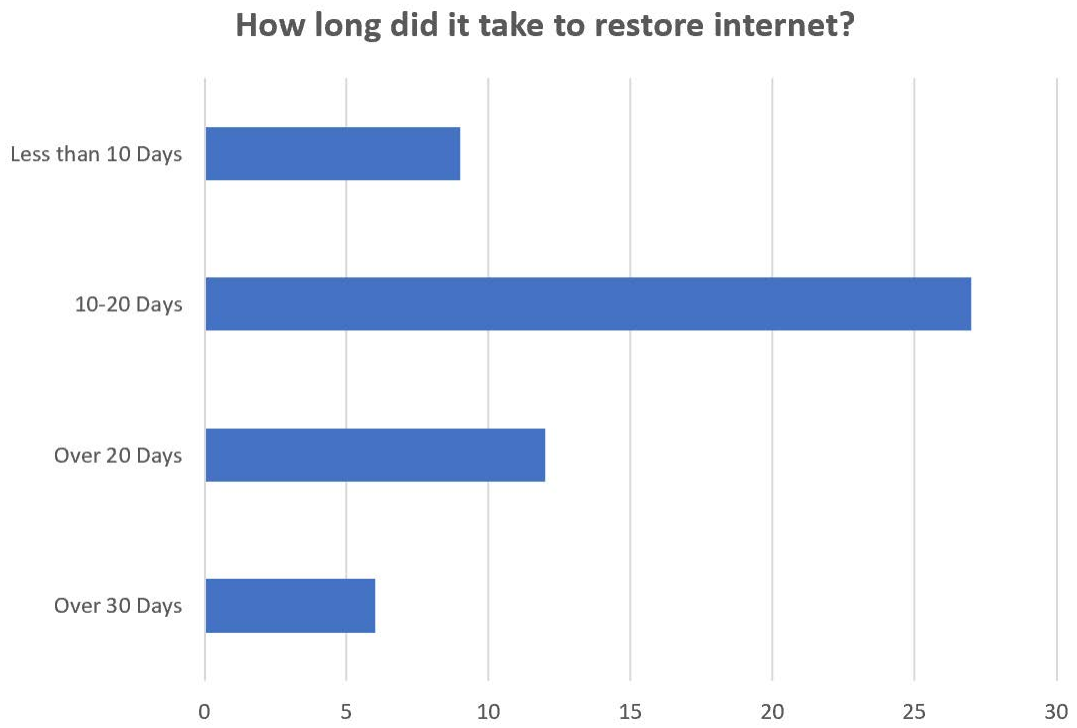
ANSWER CHOICES	RESPONSES	
Yes	58.57%	41
No	41.43%	29
TOTAL		70

Q17 If damaged, do you know what will be required to fix them?

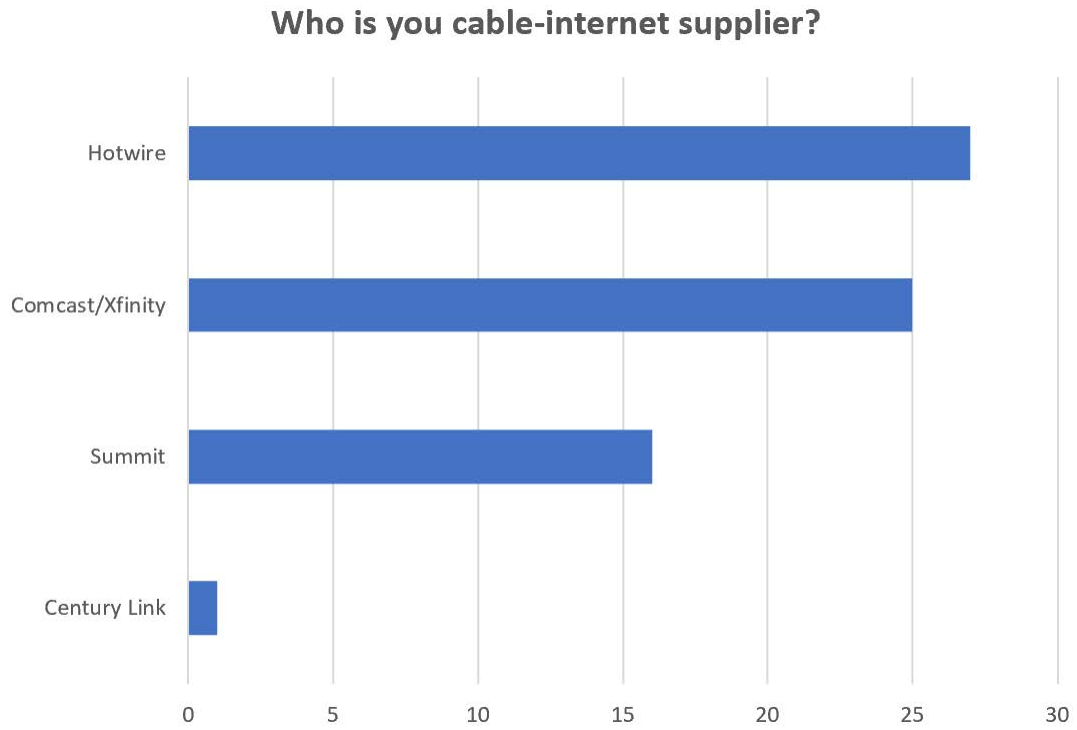


ANSWER CHOICES	RESPONSES	
Yes	43.10%	25
No	18.97%	11
Already repaired	37.93%	22
TOTAL		58

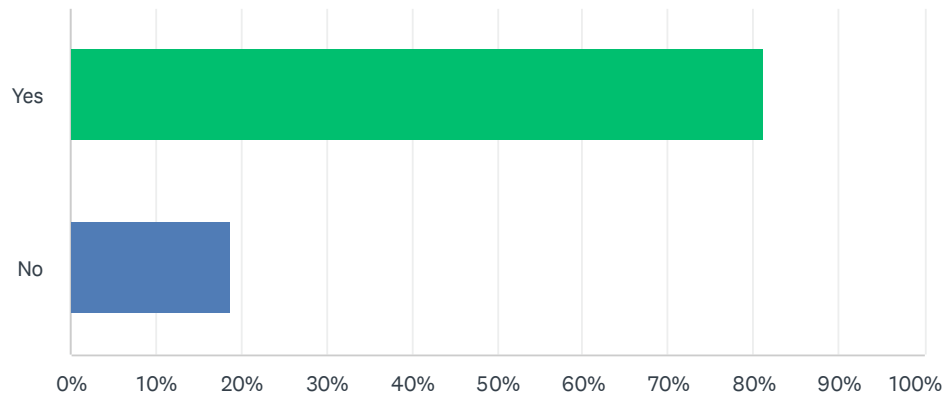
Q18 How long was cable tv–Internet out of service?



Q19 Who is your cable-internet supplier?

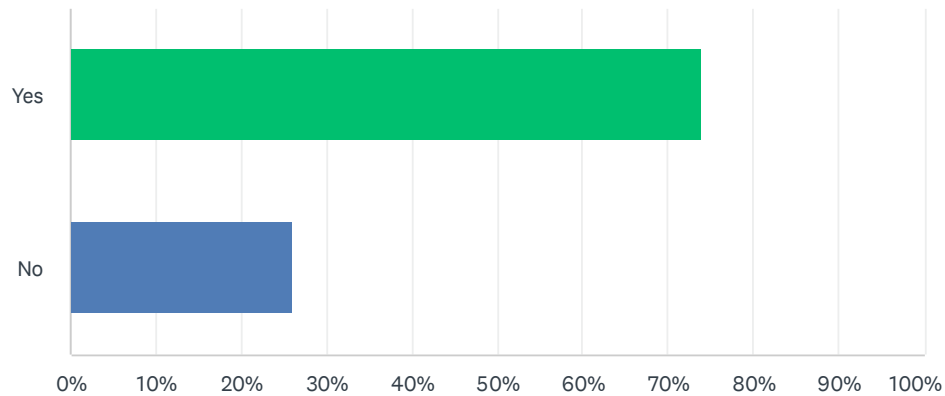


Q20 Was your service provider responsive to you needs?



ANSWER CHOICES	RESPONSES	
Yes	81.16%	56
No	18.84%	13
TOTAL		69

Q21 Have you been able to adequately secure your property?



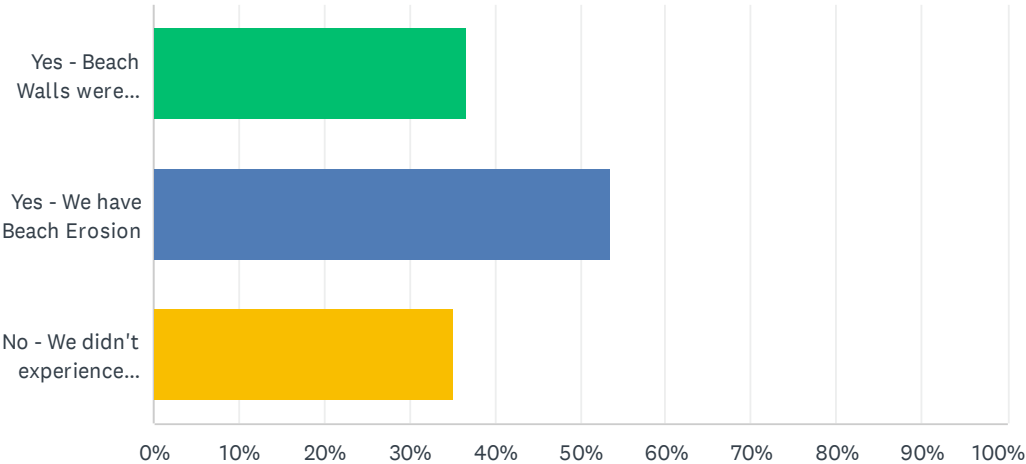
ANSWER CHOICES	RESPONSES
Yes	73.91% 51
No	26.09% 18
TOTAL	69

#	IF NO, WHAT ARE YOUR CONCERNS?	DATE
1	Inoperable gates	11/1/2022 12:42 PM
2	The garage area is wide open.	11/1/2022 3:30 AM
3	Robbery	10/31/2022 4:51 PM
4	NO POWER, LIGHTING, BROKEN DOORS, NO FIRE ALARM NO FENCING, ALLOWING BEACH PARKING AND OUTSIDERS TO ROAM THROUGH BEACH AND PROPERTIES WITHOUT SECURITY	10/31/2022 2:53 PM
5	Front gates, garage gates, doors from garages or exterior into lobby. No security cameras either.	10/31/2022 2:31 PM
6	We have placed a gate in front of our entrances. For now it appears to be working.	10/31/2022 1:52 PM
7	Gate is broken	10/31/2022 12:42 PM
8	Our security systems: gate opening, cameras, front door openings, are all non-operational. Our security guard is manually letting restoration vendors in and out.	10/31/2022 12:33 PM
9	lack of lighting/ police patrols	10/29/2022 7:06 AM
10	Beach access	10/28/2022 2:57 PM
11	gates bent, locks not engaged, no repair company available	10/28/2022 2:50 PM
12	Fences are destroyed	10/28/2022 2:24 PM
13	No front gate	10/28/2022 12:17 PM
14	Still possible to enter building even with security service	10/28/2022 11:33 AM
15	the gates are not operational- we had an outside guards on property at night	10/28/2022 11:14 AM
16	Fencing is temporary only	10/28/2022 11:01 AM

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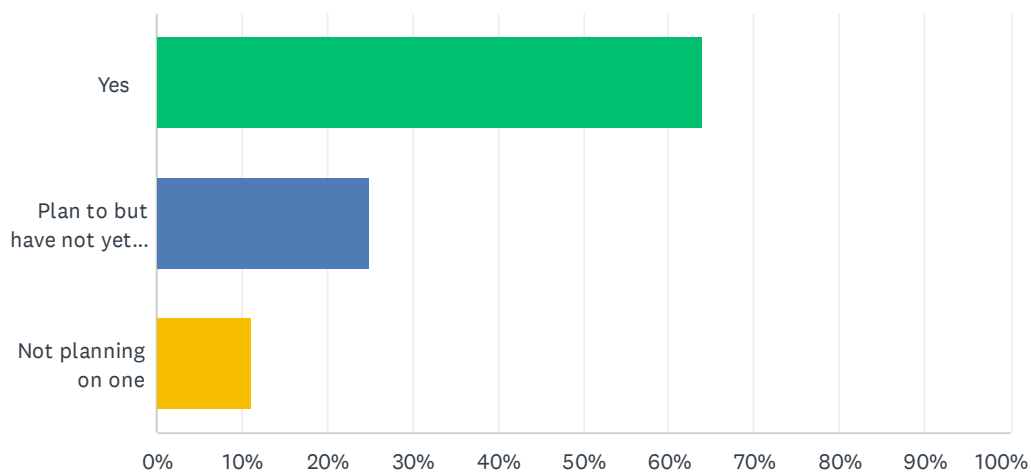
17	Theft	10/28/2022 10:51 AM
18	Our front gates are out.	10/28/2022 9:31 AM
19	Still concerned about general security on gsbm and our gate isn't yet operational	10/28/2022 9:21 AM
20	Since we have not front desk of cameras, we recently added armed security at night, guard instructed to not engage suspicious persons but call 911 1st, all owners are required to call when wanting to come on property after hours / buiding and gates locked down.	10/28/2022 9:09 AM
21	Entrance gates are not operational yet. Pickers have been accessing community for trash.	10/28/2022 9:09 AM

Q22 Did your property incur damaged sea walls or beach erosion?



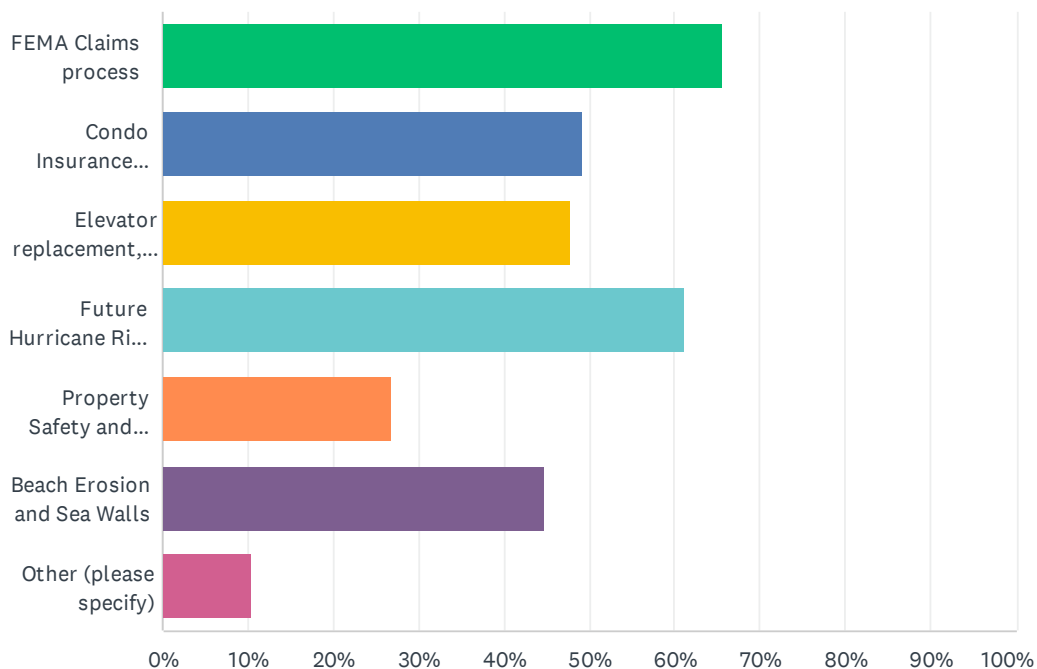
ANSWER CHOICES	RESPONSES	
Yes - Beach Walls were damaged	36.62%	26
Yes - We have Beach Erosion	53.52%	38
No - We didn't experience damaged walls	35.21%	25
Total Respondents: 71		

Q23 Have you conducted a Post-Ian Structural Assessment?



ANSWER CHOICES	RESPONSES
Yes	63.89% 46
Plan to but have not yet conducted	25.00% 18
Not planning on one	11.11% 8
TOTAL	72

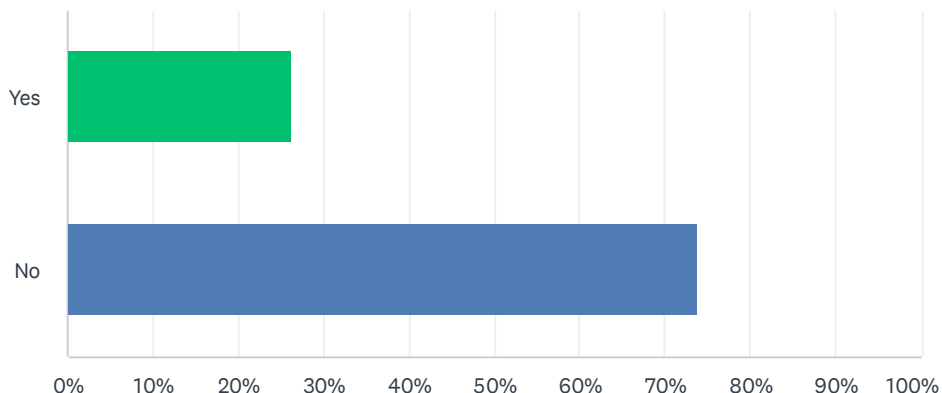
Q24 What GSAC Forum topics would you find most helpful?



ANSWER CHOICES	RESPONSES	
FEMA Claims process	65.67%	44
Condo Insurance overall	49.25%	33
Elevator replacement, repair and escalation and alternative providers	47.76%	32
Future Hurricane Risk Mitigation	61.19%	41
Property Safety and Security	26.87%	18
Beach Erosion and Sea Walls	44.78%	30
Other (please specify)	10.45%	7
Total Respondents: 67		

#	OTHER (PLEASE SPECIFY)	DATE
1	Risks to repaired electric switchgear and power grid	11/1/2022 3:30 AM
2	Forum areas we can work together.	10/31/2022 1:52 PM
3	All building and ground services	10/31/2022 1:13 PM
4	protecting outdoor amenities not covered by flood insurance; where do Boards stand from a legal standpoint on refusing entry to owners to the property and to their legally owned residences, waivers, etc.	10/31/2022 12:33 PM
5	Dock Repairs	10/28/2022 2:24 PM
6	Straight answer from City on Occupancy requirements	10/28/2022 9:33 AM
7	What is GSAC doing regard expedited city approvals to restore promenade	10/28/2022 9:06 AM

Q25 Do you have other concerns about the recovery /rebuilding process? Or, is there something GSAC can do to assist?



ANSWER CHOICES	RESPONSES	
Yes	26.15%	17
No	73.85%	48
TOTAL		65

#	ADDITIONAL COMMENTS	DATE
1	We need central point of contact and direction for repair of seawall berm.	11/1/2022 12:42 PM
2	We will have to relocate the electrical switchgear and other building equipment from the garage/lower lobby. We have to figure out where to redeploy it.	11/1/2022 3:30 AM
3	GETTING FIRE ALARM FIXED FROM FLOODING AND CITY PERMIT PROCESS	10/31/2022 2:53 PM
4	Getting building materials on a timely basis . Having pool contractor available to do restoration work in a reasonable time period	10/31/2022 1:16 PM
5	TBD	10/31/2022 1:13 PM
6	Bracket walk repair How much will it cost each individual owner	10/31/2022 12:42 PM
7	I would like to know exactly what the City/County and or State rules are governing building occupation following a hurricane. Who has the authority to open or close buildings to occupation and what are the criteria that would govern closure/reopening? Does the City have any involvement in the determination?	10/31/2022 12:33 PM
8	pre-storm protocols	10/29/2022 7:06 AM
9	help in removal of trash on GSBN, moorings left with more debris while park shore is totally cleaned, utility response to GSBN was slow	10/28/2022 2:50 PM
10	Beach walk and drainage restoration	10/28/2022 12:17 PM
11	GSAC can be the conduit to assist parks and condos in working together to re-establishing the board walk.	10/28/2022 12:00 PM
12	Collaborative assistance with Commons Areas	10/28/2022 11:55 AM
13	Would like statistics on elevators operational, types of generators used, status of walkway	10/28/2022 11:01 AM

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	restoration and city information in beach openings and restrictions.	
14	We are very concerned about the lack of insurance for this property. We have been paying significant premiums only to find that much of the damage will not be covered. Also, it would be helpful if we find out any future changes to the building code as we prepare to rebuild the building.	10/28/2022 10:55 AM
15	Not really needing help with but just vocalizing how absurd it is that Flood Coverage does not cover anything outside the building walls, ie: pool, pool equipment, outdoor kitchen, outdoor appliances. How does that get covered in a flood in the future? (Please lets not have another, but knowing what I am missing in coverage would be helpful) Thanks to all!	10/28/2022 10:51 AM
16	Not at this time	10/28/2022 10:27 AM
17	Leverage the City as to options for occupancy leniency without risking life and safety	10/28/2022 9:33 AM
18	Continue to direct the repair and replacement of the Commons and walkway.	10/28/2022 9:32 AM
19	Have a coalition on the boardwalk repair, and information from the city on the beach erosion, sea walls, and overall condition of berm behind property. Thank you for all that you all have done and are doing!	10/28/2022 9:31 AM
20	Appreciate your assistance	10/28/2022 9:29 AM
21	Condition of GSBN, lighting, trash/debris removal, GSBN seawall repair from Irma, beach access and boardwalk repair	10/28/2022 9:21 AM
22	GSAC needs to coordinate the condo associations between Horizon ouse to Le Parc-- my concern is there is very little coordination from GSAC	10/28/2022 9:06 AM