

ATALAYA TOWERS

President's Message



Dear Homeowner:

Once again, we have had a busy summer. Mike worked Security during the night and had minimal incidents, while Jason and Danny worked during the day taking care of pools, elevators, and keeping the grounds neat, including landscaping. The following are some of the projects completed and/or ongoing:

- We had some very heavy rains that revealed water intrusion in the closets of the 02 and 03 stacks. Watkins came identified, repaired and painted with a heavier elastomeric paint. No leaks showed up after being pressure washed. The three year contract with Watkins for the entire waterproofing of the oceanfront is scheduled to begin October 1st. This will involve some interruption of balcony use while the project is in motion. Notices will be posted for the areas affected. Check website for updates.
- Watkins has agreed to take over the maintenance of the balcony floors. We can finally cut our ties with GAP who was terrible to work with.
- We have had several problems with both elevator cars. Joe asked the elevator company to give us a complete assessment for preventive maintenance so the Board can take the necessary action.
- After all these years without water fountains at our pools, DHEC has decided to cite us for not being in compliance. We now have water fountains at both pools.
- We finally got approval from SCDOT to proceed with the building drainage plan to run the drain water into the pipe under the road. The project will begin with the availability of the contractor who has been very busy with school projects. There will be parking areas affected during construction. Both parking lots will then be resealed as final stage of the project.
- It has come to our attention that guests can order specialty channels on our TVs without a password or authorization number. You may get billed by Spectrum. You can avoid this by using the parental option on your TVs.
- It appears that our “over use of water” problem is solved. It turns out that Grand Strand Water finally made an adjustment on their sensors that had produced flawed readings.

- We installed two additional security camera systems for broader coverage.
- Our WI-FI system survived the heavy data traffic of our busiest months without incident.

In November, three Board positions will be coming up for election. Those seats are currently held by Fred Zipf, Brian Teal, and Lynn Harmon. When this billing goes out, a “nomination” letter/form will be included advising homeowners who wish to be nominated for election to complete and return the enclosed nomination form. When the “Notice of Meeting” goes out, it will include a short biography of those running for the open Board seats. The process of nomination from the floor will still be recognized. So, if you are interested, please complete the enclosed nomination form and return as soon as possible.

Be advised that the Homeowner’s meeting will be held at 2 PM on Saturday, November 10th at the **PAC Hall of St. Michael’s Church**. The Church is located on Cypress Road, between Waccamaw Dr. and Business 17. Your proxy and information regarding the meeting will be mailed soon. Please sign and return the proxy whether you plan to attend or not. It will be rescinded if you attend the meeting. A quorum is made up of those in attendance plus received proxies. So when you receive the proxy, **please complete and mail it back immediately.**

Please visit the website<http://atalayahoa.com/>frequently to keep up with what’s going on.
Thanks.

Please plan to come to the Homeowner’s meeting and social and let me hear from you if you have any questions. Relative to the social, Gail Coleman has advised us she will no longer be doing the social due to personal issues. Huge thanks to Gail for all she has done in the past. Ann Ramire has agreed to take on the social. Anyone wanting to help should contact Ann at Unit 1103.

Regards,

Lou Trinchere, President

Secretary/Treasurer's Report

Dear Homeowner;

Please find enclosed you fourth quarter invoice for 2018.

Operating Assessment:	\$1,071.00
Reserve Assessment:	\$500.00
Reserve Special Assessment:	\$225.00
Insurance Assessment:	<u>\$204.00</u>
 Total:	 \$2,000.00

This quarter will bring to an end to the special assessment attributed to Hurricane Matthew. The insurance assessment remains the same, which equals all the invoices received for the year. The insurance claim for Hurricane Matthew is finally over. It was a difficult and a time consuming project for all involved.

Total Damage:	\$381,000.00
Owners Special Assessment:	\$192,000.00
Insurance Companies (4):	\$128,771.00

The balance of the expenses \$60,000 came out of your reserve money. Just wanted to point out to our Owners that over the last two years, many smaller projects have been delayed. Our staff spent a considerable amount of time and effort to bring Atalaya back from a very destructive and costly storm. We thank them for their dedication.

Major and minor projects for 2018 could exceed \$225,000. There has been and will be a lot to catch up on this year.

Let's all hope for a quiet and uneventful fall! See you at the Annual Meeting November 10, 2018.

Brian Teal
Secretary/Treasurer

**ATALAYA TOWERS HORIZONTAL OWNERS ASSOCIATION
BOARD OF DIRECTORS
NOMINATION APPLICATION FORM**

The Atalaya Towers Horizontal Owners Association Board of Directors request owners who are interested in providing service to the Association on the Board of Directors advise the Board of their interest by providing the following information:

This form must be received no later than September 28, 2018.

Name: _____ Telephone: _____

Unit/Week(s) Owned: _____

Ad-
dress: _____

1. What do you consider to be the short term needs of Atalaya Towers Horizontal? _____

2. What do you consider to be the long term concerns of Atalaya Towers Horizontal? _____

3. What do you feel you will contribute to Atalaya Towers Horizontal as a member of the Board of Directors?

Signature: _____ Date: _____

Each category should be limited to no more than 25 words.

**Mail to: Attn.: Atalaya Towers Horizontal Owners Association
c/o Defender Resorts, PO Box 3849, Myrtle Beach, SC 29578 or
Fax to: Attn: Atalaya Towers Horizontal 843.449.9469**