

TIDELINES

Maisons-sur-Mer Condominium Association, Inc.

Volume 46

April 2020

Issue 3

44th ANNUAL MEETING CANCELLATION

Based on escalating health concerns and government directed “banned” gatherings associated with the COVID-19

(Coronavirus), the Annual Members

Meeting scheduled for 2:00PM on April 11th in the Ocean Club has been Cancelled.



Once the Pandemic has subsided and our government has deemed large group events safe, the association will reschedule the annual meeting. Accordingly, we will then send out the required; Notice, Proxy / ballot and other associated materials to each owner.

All proxy/ ballots received for the earlier called (April 11th) Annual Meeting, will be destroyed by the CPA's office. Homeowners not having returned their proxy / ballot should destroy them as a new proxy / ballot will be required for the rescheduled meeting.

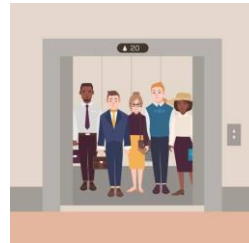
MAISON'S MAINTENANCE CONTINUES!

During this time you will see our staff out and about working on projects. Some of these projects will require us closing off certain areas. We will do our best to provide notice of our activities



HELP SLOW THE SPREAD OF COVID-19

Practice social distancing by keeping at least 6



feet away from others if you must go out in public. Stay connected with loved ones through video and phone calls, texts and social media. Social Distancing would include the elevators as well.

Be kind and wait for another elevator if the doors open and people are in there.

Our staff continues to do everything in our power to help keep Maisons as clean and germ free as we can to help further protect our owners, residents and employees. We cannot remove all risks, so we remind everyone that it is each person's responsibility to take all precautions necessary to protect themselves and their loved ones from contamination, by regular washing of hands, self-quarantine and limiting access into the public areas.



As a reminder during these times of grave health concerns, unparalleled spikes in unemployment and the corresponding stimulus program, many scammers will be seeking methods to take advantage of owners and especially vulnerable adults. Beware of unsolicited phone calls, letters, emails and texts making untruthful claims or requests.

REAL ESTATE REPORT

Robin Bailey-Miles reports that there have been 7 sales in the last 6 months. Average days on the market are 164. The average sales price is \$362,142 and the average list price is \$394,390. There are currently 21 listings for sale at Maisons sur Mer.



MESSAGE FROM THE BOARD PRESIDENT

Your Board of Directors and management in concert with our legal counsel have decided to cancel the Annual Members Meeting scheduled for April 11th, 2020. This decision was reached as a result of acknowledging the reality of the global pandemic and the impact it has on all of us.

At Maisons-sur-Mer we have acted in many ways to enhance the safety and protection of homeowners/residents:

1. We immediately increased the level of handwashing of all staff and antibacterial wipe down of common areas, entranceways, elevators, etc.
2. Employees who have a fever or any signs of illness will stay home until they can determine they have a cold/flu/etc., or have waited 7-14 days for passage. We will determine if they were in contact with other employees or owners / residents and make them aware to be monitoring for sign of virus and contact with others.
3. We have announced that if any owners are determined to have COVID-19, we must be advised by the owner or health service provider. While protecting the confidentiality of the owner, we will take all precautions to sanitize all areas they may have contacted and identify any employees or owners/residents they may have been in contact with so they can take the necessary protective measures.

4. We continue to monitor the guidelines and mandates of our Governor, state and county officials. Through their directives all pools and amenity rooms have been closed, all social events canceled and the Bon Appetit limited to take-out and selective delivery thereby ensuring the continuation of food service as long as our staff remains healthy. Owners and residents may still access the beach from the Maisons beach access as it is considered a private access.
5. Security of our building continues with the assurance of our security company that support will be provided if any of our current staff become ill.
6. We ask all owners to be cognizant of our older residents and recommend reducing visitors, rental unit activities, contractors, vendors, etc. to minimize any possibility of introducing the Coronavirus into our building. Similarly, in all interior open common area rooms, groups are restricted to 3 or fewer individuals practicing 6' social distancing.

Management and staff continue to conduct the operation of the Maisons in compliance with current guidelines. Be assured that your Board will monitor the situation constantly and at an appropriate time will reschedule an Annual Meeting. In the meantime, your current BOD will serve your interests until an election can be held.

Be safe and take care. We are protecting your "home by the sea".

A handwritten signature in black ink that reads "John Brugh".

ATTACHMENTS TO THIS EDITION OF TIDELINES:

- March 21, 2020 draft BOD meeting minutes
- January financial statements
- Manager's operations report

NEXT REGULAR BOARD MEETING TBD