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One of the big projects we've anticipated for a while is refurbishing the Breezeway and Balcony Railings. You need to let your Fall renters and agencies know the *estimated* schedule for this work.

BREEZEWAY RAIL REFURBISHMENT

This should begin right after Shrimp Festival, on Monday, October 13, 2025. Workers will begin on the 14th Floor and work their way down from there. **THIS WILL NOT IMPEDE RENTALS.** But be aware, it is a messy job (which is why we are doing it BEFORE we undertake new deck coatings in Fall 2026). Occupants will have to step around the workers on the rails.

BALCONY RAIL REFURBISHMENT

The week of October 27th, mobilization will begin, dropping stages and readying for the job. We anticipate beginning Monday, November 3rd on STACK #1. All of the 01 units will be affected that week, **WITH BALCONIES CLOSED TO OCCUPANTS.** This will be necessary as long (we anticipate one week) as the job takes for the safety of the workers and the occupants. This will obviously be an impact to your guests, as the balconies are an important part of enjoying a stay on the beach.

WEEK ZERO	(Roof 01 Stack)	10/27- 10/31 (Mobilization)
WEEK ONE	(01 Stack)	11/1 – 11/7 (1401-101 Balconies Closed)
WEEK TWO	(02 Stack)	11/8 – 11/14 (1401-102 Balconies Closed)
WEEK THREE	(03 Stack)	11/15 – 11/21 (1402-103 Balconies Closed)
WEEK FOUR	(04 Stack)	11/22 – 11/26 (1402-104 Balconies Closed)
WEEK FIVE	(05 Stack)	11/29 – 12/5 (1403-105 Balconies Closed)
WEEK SIX	(06 Stack)	12/6 – 12/12 (1403-106 Balconies Closed)
WEEK SEVEN	(07 Stack)	12/13 – 12/19 (1404-107 Balconies Closed)
WEEK EIGHT	(08 Stack)	12/20 – ? (1404-108 Balconies Closed)
WEEK NINE	(Skipped Units)	12/28? – 1/04/26?
WEEK TEN	(More Skipped Units)	1/05/26? – 1/12/26?
WEEK ELEVEN	(Final Skipped Units)	1/13/26? – ???

NOTES:

14th Floor Units will be closed for two weeks at a time. In the event of bad weather and if a stack must be completely or partially skipped, that stack, or it's remainder, will be rescheduled at the end of the time. EXAMPLE: Week Five is skipped. It will not be picked up until Week Nine, etc.

Sincerely,

Robert W. Gardner / Young's Suncoast Association Manager / Crystal Shores West