

Dear Casa Ybel Owners,

The framing remains ongoing at the IJK buildings, and the shingles are waiting to be installed. As well, nearly all the old AC air handlers have been removed, with the new ones anticipated to be installed soon, and the flat roofs on the FGH buildings are being replaced (see pictures).

As soon as the roofs are installed, a preventive termite treatment to the trusses and framing will be applied where necessary.

Another priority is to restore power to the FGH buildings. Since all the meters and panels were submerged in salt water, they need to be replaced. We have one generator per building running 24/7 to keep the dehumidifiers operating in each Suite. As soon as the power is established, which still has a lead time of several weeks, we will start installing the new air conditioners.

Additionally, we have a First Onsite supervisor at the resort every day to get all the interior repair materials identified and quantified, with specifications sorted. This process is very close to completion, and the report will be sent to the insurance company for evaluation. Meanwhile, all electrical equipment has been tested in the Suites.

Across both Casa Ybel associations, we continue to apply for the necessary permits needed, which has been a time-consuming process due to the number of permits the City of Sanibel must sort through. This process is almost completed.

In other news, maintenance fee credits have been applied to the accounts of those Owners who were unable to use their 2022 week(s) because of the lasting impact of Hurricane Ian. To accompany these credits, Owners can expect to receive a credit statement in the mail with the next steps.

Upon receipt of these credit statements in the mail, Owners have the choice to leave the credit in their account and apply it towards the 2024 maintenance fees, or they can call the phone number on the statement (choose option 2) to request a refund, which will be reimbursed using your original payment method.

In addition, Owners who are unable to use their 2023 week(s) due to the property closure from Week 1 to 13 will also receive a credit, which started being processed now. The insurance company requires Owners to make a payment before reimbursement, and you'll have the option to be refunded or apply the credit to your 2024 maintenance fees.

If you're an existing HGVClub Member, you may trade your fixed- or flex-week reservation for HGV ClubPoints. To trade your week, call Club Member Services at **800-932-4482** (toll-free, U.S. and Canada) or **407-613-3141** (worldwide). Please note that if you trade your week for points, then you will not receive a maintenance fee credit.

On a side note, all RCI and Interval International deposits for 2023 are on hold until we have a reopening date confirmed. Also, all rental contracts have been canceled, and new contracts will be accepted as soon as a reopening date is set.

In addition, the resort is still closed. For everyone's safety, please do not attempt to visit the property until we reopen.

Thank you,

Klaus Zingraff
Resort Director

(5 PICTURES BELOW)









