

Royal Seafarer Irma Damage Update

The following information is the latest status of our building with regards to the damage caused by Irma. It may not be absolutely accurate, but it is the best known at the time.

9/12/2017 2:30 PM

Some units had their shutters blown in, windows break and water got into the units. Some balcony ceilings had sections of stucco fall off. The lobby was flooded. Water came in from the ceiling over the office and through the entry doors, which were blown in. Also flooded were some utility rooms behind the office. Some hallway carpeting by the exit doors got wet. Outside, our landscaping took a hit and some fencing was down.

It was commented that the winds were so strong that they literally blew all the water out of the pool.

Currently, the building has electricity, but no elevators, air conditioning in hallways or units and no cable/internet.

Everyone is asked to not call the office. They are totally committed to mitigating further damage and getting basic building services back up.

9/13/2017 10:30 AM

All units have been inspected and damage assessed for each. Approximately 15 units have significant damage. Management is currently reaching out to affected owners.

An out of state restoration company is on site to begin the process of securing the building and units (i.e., sealing off broken windows and doors from the outside). They will also be drying, sanitizing and cleaning.

We still have no air conditioning because the cooling tower was badly damaged, but it is currently being worked on. Elevators are also not working. What ventilation fans we have are being put in hallways to keep air circulating. Cable/Internet is still out.

Our staff, Debbie, Steve and Abner, are all on site today and ask you not to call the office to allow them to do their work.

9/13/2017 4:30 PM

We have two elevators working and the cooling tower has been repaired so we have air conditioning . We have water and the Internet is also on.

9/14/2017 10:30 AM

Water is again off. Elevators are not working reliably. Restoration team working but slowed due to elevator issues. Cooling tower running to provide air conditioning to units but hallway air conditioning non-existent because the 15 Ton unit on the roof was destroyed.

The dock/lift is currently blocked by a large trailer that was blown over during the hurricane. Work is underway to clear this area to permit garbage dumpster to be moved out of the building.

Island services such as fuel, water and food still in very limited supply. If you are thinking of coming down, it is way too early, if you have an option.

9/14/2017 4:30 PM

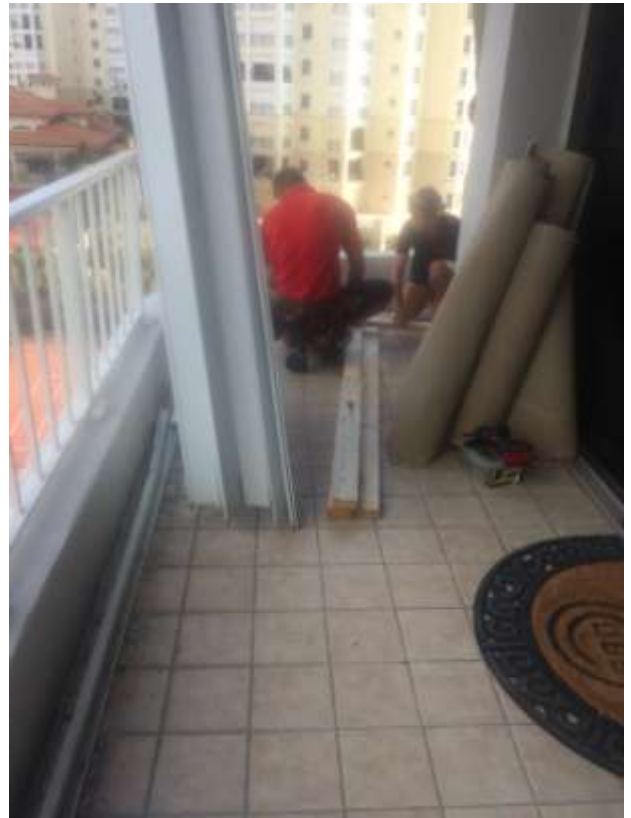
The pumps are again operational and the building has water. Two of three elevators are working but the center elevator still has issues. The restoration company has completed sealing all penetrations.

The trailer has been moved from the dock so that the smelly garbage dumpster can now be exchanged.

All owners with significant damage have been contacted.



Photos from 9/14/2017 (Continued)



9/15/2017 10:30 AM - No additional information

9/15/2017 4:30 PM - See Hurricane Irma Update #2 sent to all owners by the Royal Seafarer Office and accessible on our website under Letters to Owners in the Owner Resources section.

9/16/2017 10:30 AM (Corrected 9/18)

All 02 stack owners should file a claim with their insurance company's if they haven't already done so.

The highest priority is to cover the hole in the roof and keep the cooling tower going. The southwest corner of the cooling tower is bent and we are constructing supports for it. The wall on the 202 roof is about to fall on the office and lobby air conditioners. The 202 roofers are trying to fix it. The next priority is to remove wet carpets.

Parts, supplies and fuel are very slow to get. Heat stroke is everywhere. Most of the people working here have no power in their homes and some don't have homes at all.

Some of the comments and emails received thus far suggest people are not understanding the level of catastrophe here. We are giving it everything we have. Please be patient.

Some more photos of damages follow.



A/C on roof above office and lobby



15 Ton unit on roof for hallway air conditioning destroyed.

9/18/2017 - This file will no longer be updated. The Office will be sending updates directly to owners.