

Long Beach Resort - Owner Expectation Letter

Dear Owners and Residents,

Suncoast Restoration and Waterproofing, LLC (SCR) will begin **mobilization on August 4th**, ahead of project commencement on **August 18th**. Mobilization activities will include:

- Installation of perimeter fencing along the front elevation (immediately in front of the first landscape bed) will begin on August 4th, restricting drive-up access to the buildings. Please note that the first row of parking will be unavailable starting August 4th and will remain closed for the duration of the project.
- All building access will shift to the porte-cocheres.
- Delivery of equipment, including dumpsters, Portalets, an office trailer, and storage containers.
- Installation of overhead protection and debris netting at beach access walkways. Temporary boardwalk closures may occur, but we will ensure beach access remains available at all times.
- Installation of railing protection on the walkways and swing stage equipment on the building
- Removing portions of fence and beach access boardwalks in preparation for exterior elevation access.

Construction Schedule and Scope of Work:

Starting August 18th, work will proceed in phases:

1. Walkways and North Elevations:

- Washing surfaces, concrete/stucco repairs, sealant replacement, and coatings.
- Walkways will remain open during this phase. Please remain mindful of workers and observe all caution signs, tape, or barricades.
- Typical work hours: **Monday–Saturday, 7:00 AM – 5:00 PM** (Sundays possible for make-up work).
- **Please see the attached walkway and north elevation schedule**



2. Mast Climber Installation:

- Mast climbers will be strategically relocated as work progresses.
- The boardwalk beneath active mast climbers may be temporarily closed for safety.

3. South Elevation:

- Includes **balcony and pool closures** as required by City of Panama City Beach safety guidelines.
- Work will include washing, repairs, sealant replacement, and coatings on balconies, flat walls, and window walls.
- Prior to work on your stack, all **balcony furniture must be removed**. The Association is offering furniture removal services for a fee.
- When a balcony stack is under work, it will be closed and secured with signage and barriers. **Unauthorized access is strictly prohibited and will result in removal from the property.**
- **Please see the attached balcony and pool closure schedule**

Communication and Updates:

- All questions and concerns should be directed to the Association at: jerryk@longbeachresorts.condos
- **Please do not question onsite workers.**
- **Bi-weekly Owner Updates** will be provided throughout the project. Additional notices will be issued promptly for any significant schedule changes or important information.

Important reminders:

- All dates are subject to change due to weather, unforeseen conditions, and scope of repairs.
- We ask for your patience and cooperation throughout this large and complex project.

Thank you for your understanding and support,

Long Beach Community Association





Long Beach Resort – Walkway Schedule

14th through 11th Floors – 8/18/25 to 9/4/25

10th through 6th Floors – 9/5/25 to 9/24/25

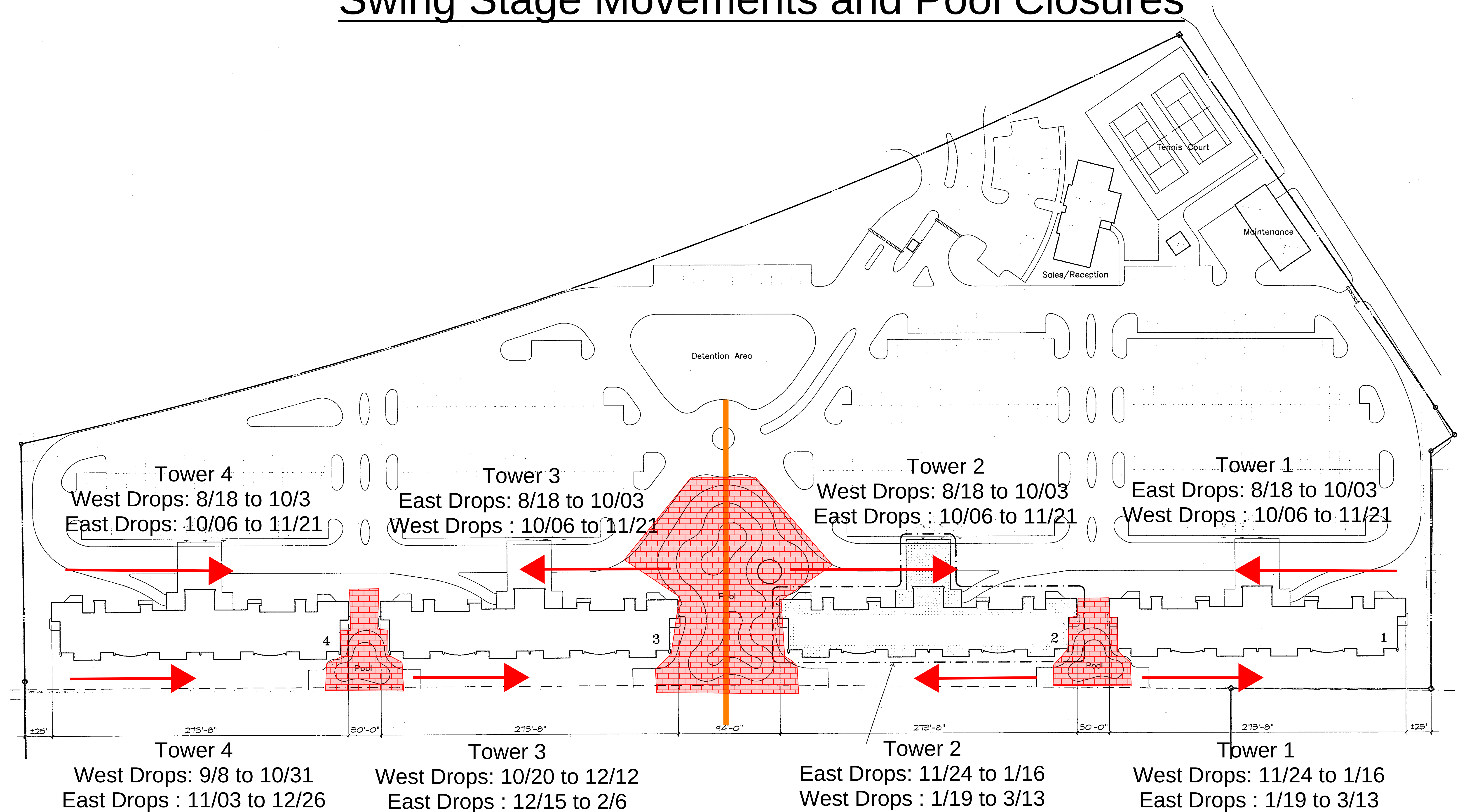
5th through 1st Floors – 9/25/25 to 10/14/25

Walkway work will include concrete/stucco repairs, a rinse, sealant replacement, and coating installation. All dates are subject to change due to unforeseen conditions, weather delays, and extent of damage.



Long Beach Resort

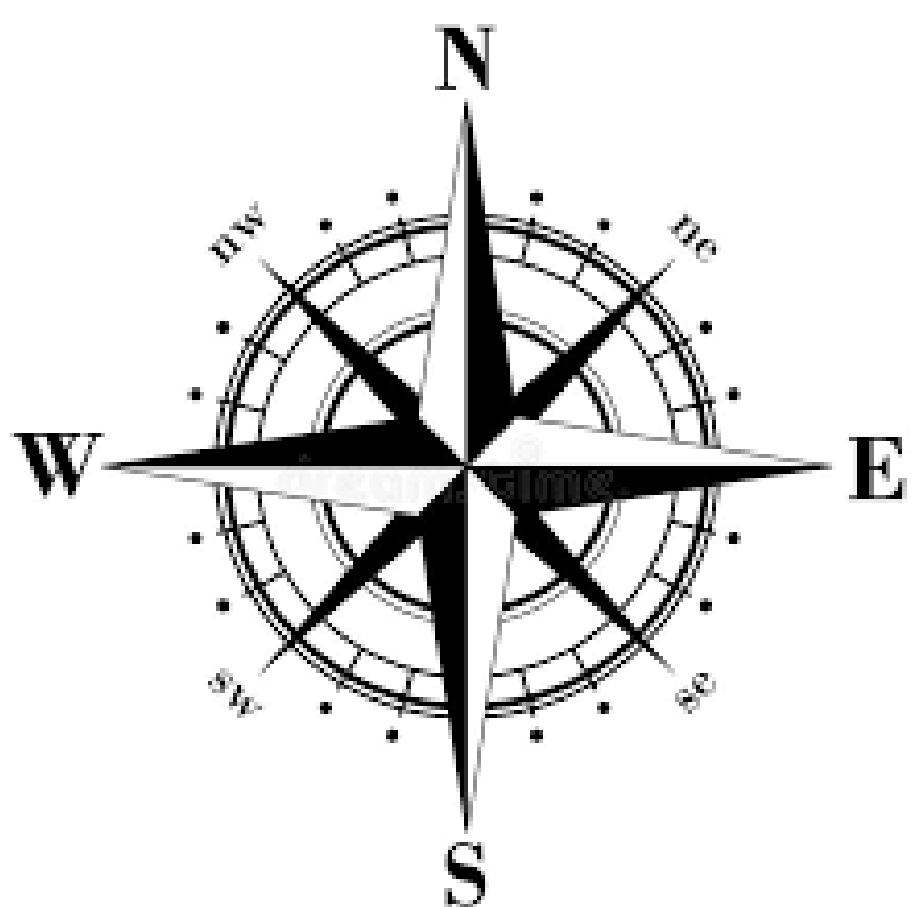
Swing Stage Movements and Pool Closures



West Pool
Closure Date
10/20/2025 - 3/13/2025

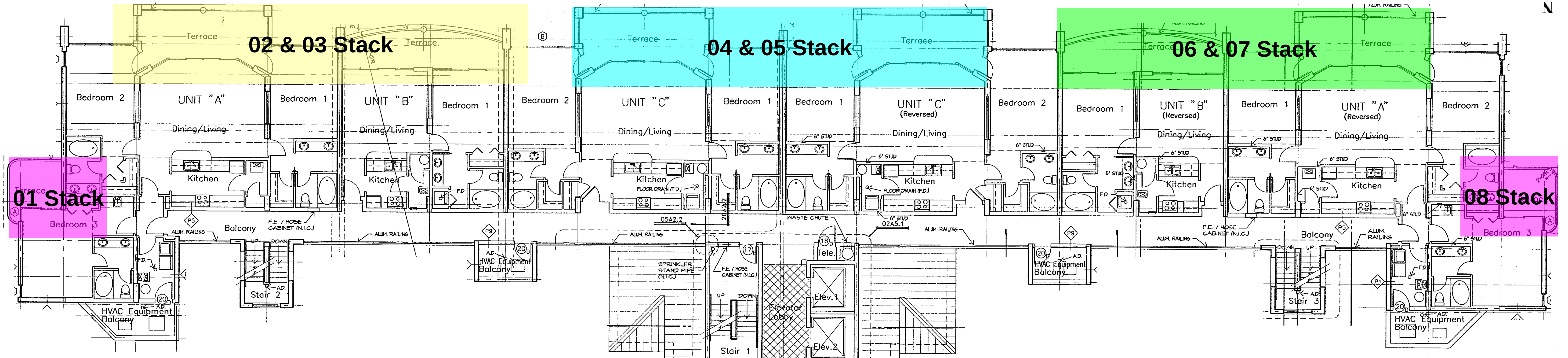
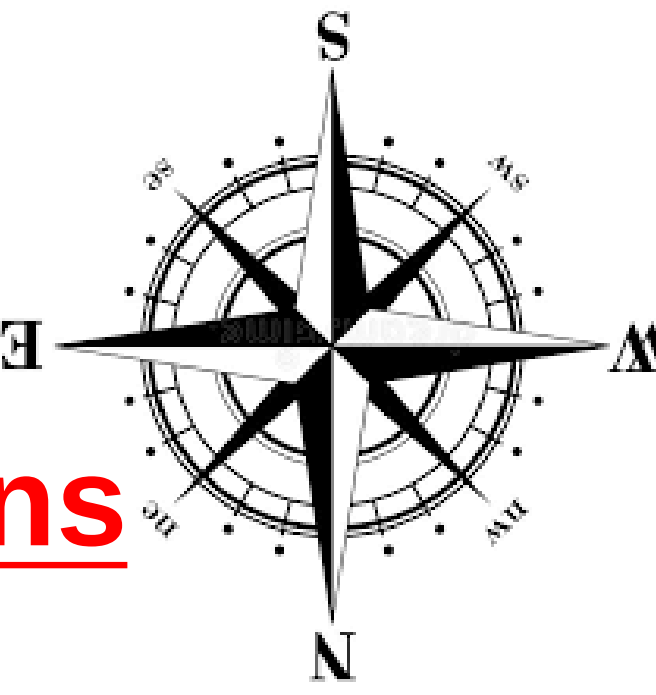
Center Pool
Closure Date
11/28/2025 - 1/30/2025

East Pool
Closure Date
8/28/2025 - 11/28/2025



Long Beach Resort - Tower 1 - Balcony Closure Schedule

All dates are subject to change due to weather delays, extent of damage, or unforeseen conditions



01 Stack Balcony Closures - **9/1/25 to 10/10/25**

02 & 03 Stack Balcony Closures - **1/19/26 to 3/13/25**

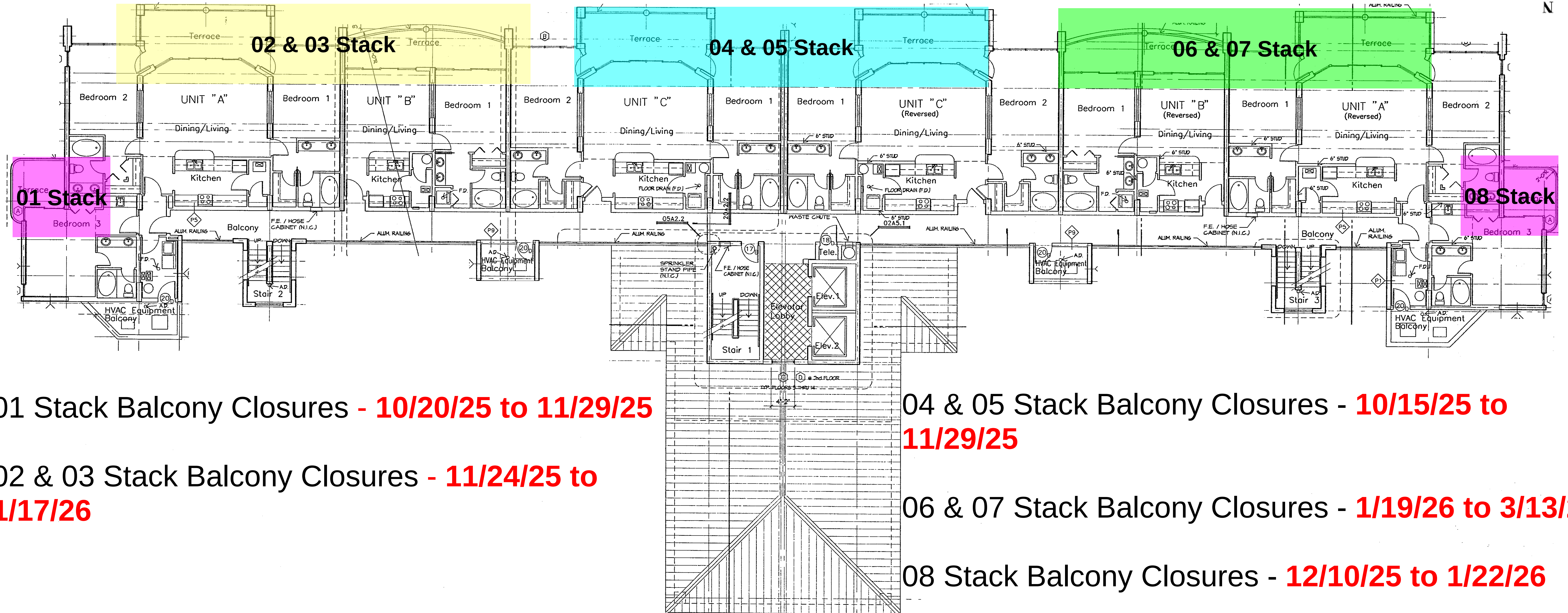
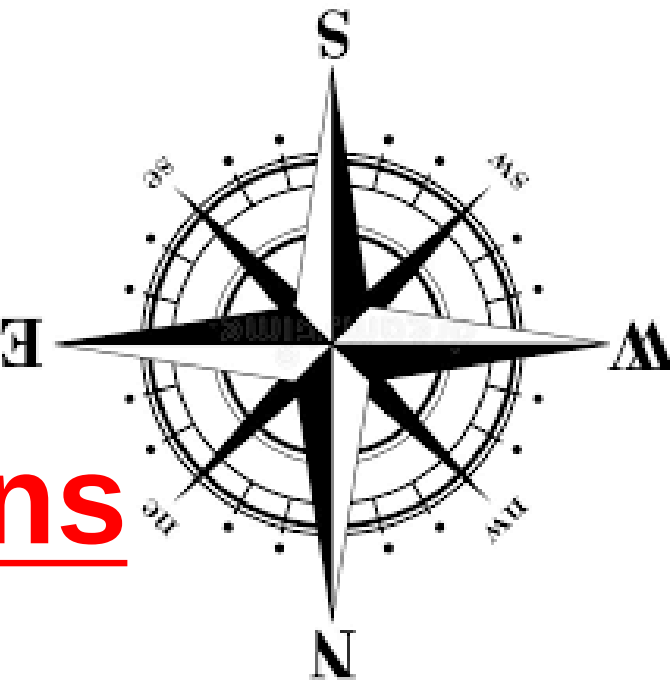
04 & 05 Stack Balcony Closures - **8/28/25 to 10/4/25**

06 & 07 Stack Balcony Closures - **11/24/25 to 1/17/26**

08 Stack Balcony Closures - **8/28/25 to 10/10/25**

Long Beach Resort - Tower 2 - Balcony Closure Schedule

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01 Stack Balcony Closures - **10/20/25 to 11/29/25**

02 & 03 Stack Balcony Closures - **11/24/25 to 1/17/26**

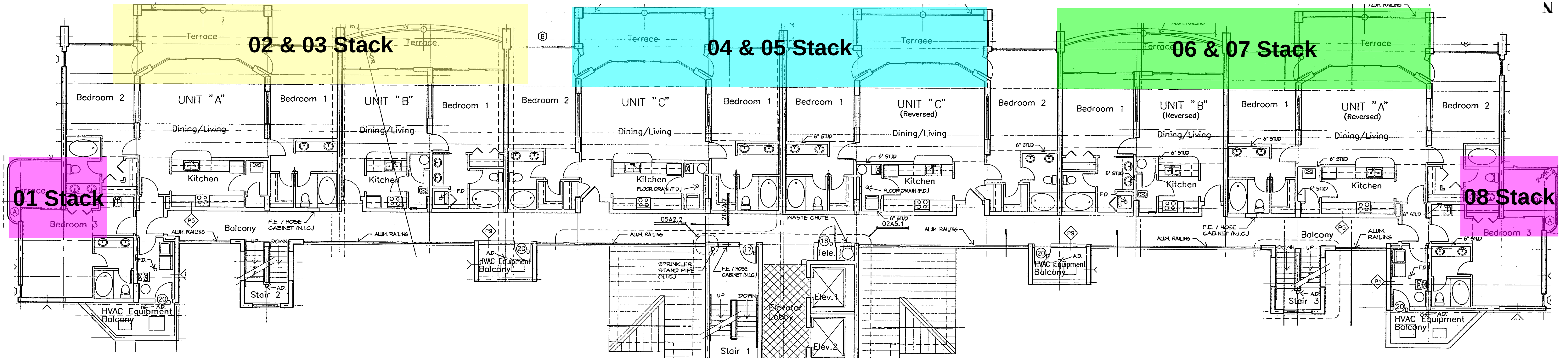
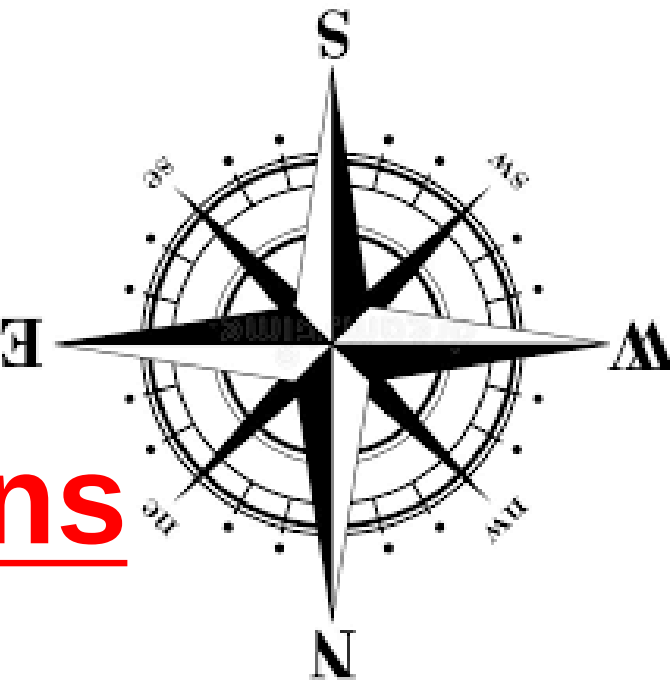
04 & 05 Stack Balcony Closures - **10/15/25 to 11/29/25**

06 & 07 Stack Balcony Closures - **1/19/26 to 3/13/26**

08 Stack Balcony Closures - **12/10/25 to 1/22/26**

Long Beach Resort - Tower 3 - Balcony Closure Schedule

All dates are subject to change due to weather delays, extent of damage, or unforeseen conditions



01 Stack Balcony Closures - **12/17/25 to 1/31/26**

02 & 03 Stack Balcony Closures - **12/15/25 to 2/7/26**

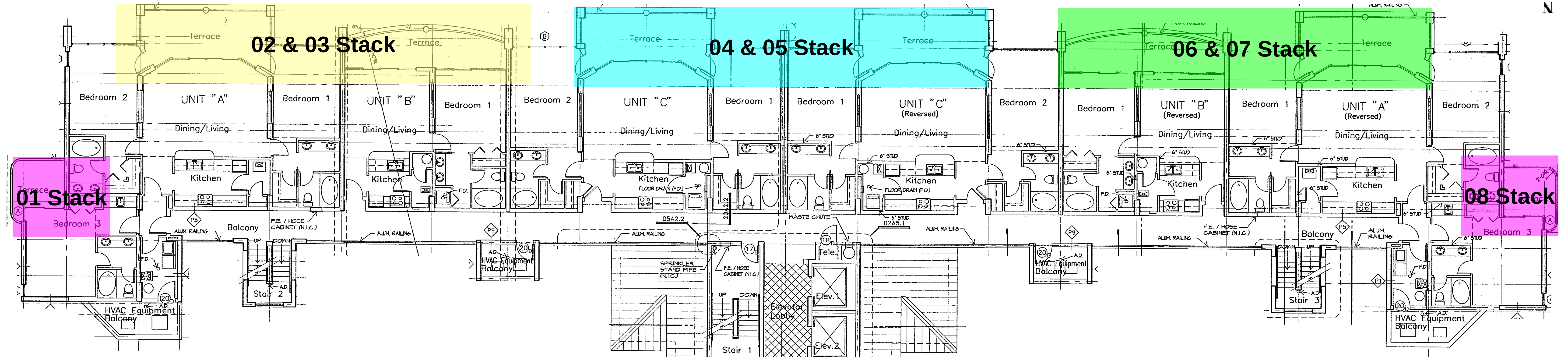
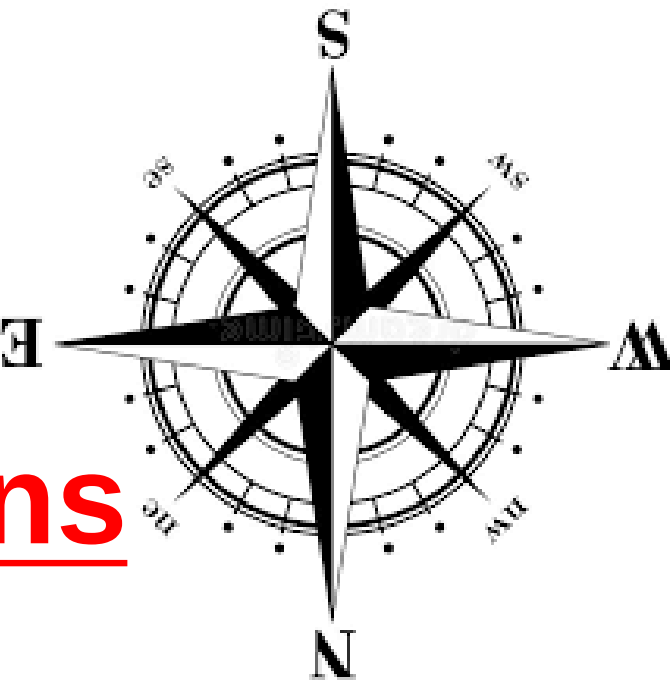
04 & 05 Stack Balcony Closures - **12/15/25 to 1/17/26**

06 & 07 Stack Balcony Closures - **10/20/25 to 12/13/25**

08 Stack Balcony Closures - **10/20/25 to 12/6/25**

Long Beach Resort - Tower 4 - Balcony Closure Schedule

All dates are subject to change due to weather delays, extent of damage, or unforeseen conditions



01 Stack Balcony Closures - **2/8/26 to 3/13/26**

02 & 03 Stack Balcony Closures - **11/3/25 to 12/27/25**

04 & 05 Stack Balcony Closures - **1/28/26 to 3/13/26**

06 & 07 Stack Balcony Closures - **9/8/25 to 10/31/25**

08 Stack Balcony Closures - **2/2/26 to 3/13/26**