

Greetings Fellow Sands Owners!

I'd like to give you a brief update of what is now happening on Island and at The Sands during the Covid 19 pandemic. I will also provide you with my take on where we might go from here.

First and foremost, I trust you and your family are safe and well. My wife and I have been in residence at The Sands since mid January and are doing fine. We are so glad we didn't return to our apartment in NYC!

For those of you unaware, the island has been [on 24/7](#) lockdown mode for the last 5 weeks. The airport and cruise port have been closed. Only trips to Dr offices, pharmacies and a few grocery stores were allowed. The beach has been closed and no swimming was permitted in the ocean or pools. All restaurants were and are still closed.

The Premier and Governor both addressed the country last Thursday and provided us with a preliminary way forward, the "New Normal". Luckily, we have had only 12 positive COVID 19 cases on island to date. The airport is currently scheduled to reopen for international travel [on June 1](#). Businesses and restaurants will gradually be allowed to reopen. Social distancing and face masks when in public are required at least for the near future.

The Sands team will be monitoring this situation and will reopen when the timing is right. Although the airport may reopen [June 1st](#) there are so many other variables to consider before deciding on a firm opening date. There seems to be some pent up demand for travel to the Caribbean and the Turks and Caicos Islands which is a hopeful sign. But so many factors are beyond our control. Will airlines provide enough lift to the island? Will people actually fly again? Will the COVID 19 virus reappear in larger numbers? Will people who have reservations cancel at the last minute? (Which occurred in February and March) Will the USA or the Turks and Caicos suddenly decide on a 14 day quarantine upon arrival in either country? Will borders be closed again? No one knows, but we will be ready! Mid July is the best guess when we might actually see guests beginning to arrive. I don't believe we will see anything approaching our past occupancy rates until possibly the holiday weeks of Thanksgiving, Christmas and New Years. Realistically, we shouldn't expect a full recovery until sometime in 2021 if the virus doesn't worsen.

The Sands team is presently working through extensive plans for our reopening including an extensive training on COVID 19 regulation requirements. We will be bringing in all employees for mandatory training certification before our reopening. Not a small task! Management anticipates bringing back staff gradually depending on our projected and actual occupancy rates.

Management is doing everything possible to reduce monthly expenses for all of us. We are keeping your units electricity usage to a minimum. Also, we are working with suppliers to get reductions on such items as TV, internet, and phone service etc. The Strata major capital reserve expense has also been halted until further notice.

What can you as an owner do to assist our Sands team and The Hartling Group through these strange and uncharted times? Please make sure that you keep your balances positive plus pay promptly any amounts due. The management company has generously been paying all our employees 30% to 50% of their base salaries during our closure. We hope we will retain the large majority of our valued staff because of this gesture by The Hartling Group.

Our AGM will be held as scheduled [on June 11th](#). Unfortunately, we cannot accommodate more than 10 people in our conference room due to COVID 19 government regulations. Therefore, we will be holding our meeting via Zoom. We will let everyone know the sign-in details closer to our meeting date. I encourage you all to attend. Looking forward to seeing you [on June 11th](#).

Cheers!

Miles Hamm

Sands Strata Board Chairman