

**MESSAGE FROM OUR STRATA CHAIRMAN, MILES HAMM**  
**Sands Strata Quarterly Update**  
February 28, 2021

Greetings Fellow Sands Owners,

We'd like to give you a brief Strata update. The following are items we would like to highlight.

1. Please put Thursday, June 17, on your calendar for our 2021 AGM. Hopefully travel restrictions will loosen up by then so you can come on down. We will probably be doing a Zoom meeting as well, and will update you closer to this date.
2. Your monthly strata fees have been reduced by 30% for the first quarter. This reduction will be reviewed again by your strata board in April. Please stay tuned.
3. A new owner discussion forum on our owners website will be operational soon. The secure site, will provide you with a way to communicate, give input and questions to the board, OSM and your fellow owners. You will receive further details shortly.
4. You will see some major projects at The Sands this year. As you know, we curtailed most capital projects last year due to the Covid Pandemic. Since this is a 22-year-old property some improvements must be completed this year. We bought some time during the shut down last year but these projects cannot wait any longer.
  - A. The complete pool deck at the main pool will be torn out and replaced.
  - B. All the outdoor flooring, decking tiles and ceiling membrane on Building 3, third floor will be removed and replaced. We have had serious leakage problems and continued patching is just not feasible or cost effective.
  - C. The roof leaks in part of Building 3 have been identified and fixed.
  - D. A full-time painter is continuing to work on keeping the exterior of all our buildings fresh and updated. This is an ongoing project.
  - E. Our sewer treatment plant will have needed repairs done to keep it operational and to meet the TCI's government requirements.

We anticipate closing for two weeks in September to accomplish projects A and B. These will entail jackhammering and major disruption at our resort.

Thanks to Brian Peck, Pieter de Jonge, Jeffrey Turk, Roy Whalen and Judy McKeever for serving on the Strata Management Agreement Renegotiation Committee. A special thanks to our board member David Stewart Patterson. David did a terrific job

spearheading and coordinating this project. This committee has provided the board with valuable input, suggestions and guidance. The board will begin negotiations with OSM and Stan Hartling shortly. We will update you as we proceed with this important project.

We hope you and your families are safe, well and planning to visit The Sands at Grace Bay in the near future.

Cheers,  
Miles Hamm  
Strata Board Chairman