

## Additional Features

1. BlueWater Pool installed the salt water chlorinator when we purchased in 2010
2. The pool heater was replaced by BlueWater last year.
3. The pool pump was replaced by BlueWater this year and upgraded to a multi-speed unit to conserve energy.
4. Pool was checked for leaks and brittle pieces last year and had follow up this year to insure no issues.
5. Upstairs AC was replaced in June 2010
6. Main unit was replaced in 2016. It is a 2 zone controlled unit.
7. Stove is gas and has an upgraded indoor grill feature.
8. Appliances are all GE Monogram. Dishwasher was installed this year.
9. Hot water heater was installed this year
10. Pool TV and Pool & Backyard speakers were added.
11. Has a 4 camera internet accessible camera system installed.
12. Cabinets are upgrades and counter tops were upgraded to marble.
13. Currently your CSA dues not only get you access to all amenities it covers your cable tv and 3 tv's. In the new dues \$885 it is expected to cover your tv and your internet.
14. The CSA is replacing the grass in front of our unit in next two weeks.
15. We will spread pine straw out back Patio area.
16. The big thing will be the roofs. 1<sup>st</sup> and foremost they are not leaking. We have issue with the edges and have a plan and funds ready to repair. We are however working an outstanding claim with out insurance carrier to get some compensation for storm damage and do not want them to know we have the funds. This should wrap up in early 2020. We will either get additional funds or not. We will then kick off the repairs to the edges and damaged sections. Again though there are NO leaks.
17. As an FYI I carry Flood insurance its less than \$300 a year. I then carry contents coverage for upgraded appliances and fixtures that's \$1,200.