



A Newsletter for the Homeowners of The Quarters

Ramblings and Writings

Dear Quarters Owners,

As most of you have seen the pool project is well underway. As the project has progressed there have been several issues that have been uncovered. I will attempt to share those briefly and then bring you up to date on the progress so far.

Approximately 15 years ago the concrete planks (floor slab) adjacent to the west wall, bordering the Coastal Highway began to show signs of failure below the pool deck area. Your Board at that time engaged a contractor to review the area. The contractor recommended installing a large steel supportive plate to carry the load of the failing concrete plank. With the recent elimination of the planters along the west wall, it was discovered by the Association's structural engineer that further deterioration to the plank had occurred. Approximately 30 to 40 feet of wall had to be removed and is being replaced with a new block wall.

After further review it was the engineer's opinion that the concrete plank needed to be re-aligned with the existing concrete deck structure and then re-secured to prevent a potential complete failure of that section of the deck in the future. Based on this information it was determined that this problem was a potential safety issue and had to be corrected. The project required special equipment to "jack up" the faulty concrete plank by 2 inches and secure the sub-structure below.

While engaging in this project it was discovered that the original hot tub still remained below the existing wood deck and at some point in the past had been completely filled in with concrete. There was extensive labor involved in the removal of the tub.

As a result of these unknown or hidden defects from the original scope of work it was determined to request additional bids from three (3) contractors concerning the swimming pool/deck project. There will be an increased cost in completing this project of \$141,286.

Progress at this writing includes the leveling of the plank and preparation to pour concrete to level the sub deck area. As soon as this is done, support posts will be installed and the synthetic pool deck put into place. Anticipated completion of the project will be around the 3rd week in June based on the current progress.

We believe that once the projects have been completed The Quarters will be structurally sound and able to serve you and your guests well into the future.

Because of these extended circumstances arrangements have been made for owners and guests to use the pool at Club Ocean Villas which is located at 105 120th Street. Instructions on securing your pool pass and directions to the resort will be placed in your check-in packet.

Much as been accomplished over the last months and we know you will be excited to see the renovations while you are at the property. We thank you for your patience and understanding as we work toward completing this long-term project. We look forward to visiting with you this summer and wish all a prosperous and happy vacation season.

Your President, William Novak

Donna Nuckles, a long time Board member, recently sold her unit and resigned from the Board of Directors, in accordance with the by-laws, which requires ownership to serve on the Board. Donna served faithfully and she will certainly be missed. Her replacement will be elected at the annual meeting on November 8, 2008.

**LOOK INSIDE FOR
IMPORTANT INFORMATION
REGARDING THE
NOMINATION PROCESS!!**

THE QUARTERS

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May 1, 2008

Dear Quarters Owners,

The Quarters Board of Directors has requested that owners who may be interested in serving their Association as a member of the Board of Directors advise the Board utilizing the Board of Directors Nomination Application Form provided with this letter. The Board of Directors meets approximately four (4) times a year.

For the year 2008, there are three (3) seats that will become vacant. Two Board Members have agreed to stand for re-election and the third seat will fill the unexpired term of Donna Nuckels who resigned in April. The length of term for the two incumbent seats will be three (3) years each. The unexpired seat will be filled for one (1) year. These seats will be filled by vote of the membership at the Annual meeting

The Board will review the Nomination Application Forms and choose a maximum of six (6) candidates. Their biographies will be included in the Notice of Annual Meeting, along with a proxy form bearing their names.

We need owners with the interest, time and willingness to work for The Quarters on a volunteer basis. If you feel you can make a contribution, become involved. If you are interested in serving the association as a Board member, please return the completed Nomination Application Form by July 09, 2008. Mail to: Attn: The Quarters, c/o Defender Resorts, PO Box 3849, Myrtle Beach, SC 29578.

Thank you

Very truly yours,

The Quarters
Board of Directors

Message from the President:

Thank you all for your patience during the inconvenience of this construction. Our goal is to have the work completed by the end of the year. The pool deck will be complete in mid June. Construction will cease throughout the summer and continue again in the fall when the parking garage repairs will be made. My wife and I will decorate the pool deck area with flowers, replacing the planters that were removed.

Again, thank you for your patience and understanding.

Will Novak
President



Reminders:

- * If you arrive after hours, please stop by the office the next day to get your Parking Pass and sign in.
- * All owners are to notify Defender Resorts at 410-250-8389 if they are letting a guest stay in their unit or have listed their unit through another rental company.
- * There is a \$30 cash charge for any owners or guests of owners who have to call Management to open their owner box after hours. The after hours phone number is 410-520-2037.

From Defender Realty's Message Board...



The Defender Realty referral program for this year is up and running in full force and benefiting a number of owners and their referrals. The Owner Connection Program is the best program we have ever offered our resorts. Your friends or family might not necessarily want or need a quarter-share and if that is the case we may be able to assist them with something else. We will never know that unless you contact us with their names. Be part of the program and help yourself and get your family and friends involved.

If you listen to most of the experts that have made a fortune in real estate, they all say that now is the best time to purchase. It is a buyer's market and should be for a few more months. We have quarter-shares available at The Quarters well below market price. Contact Don Stickle at (410) 524-8452 for complete details and pricing.

Each week Defender Realty sponsors a free Continental Breakfast for all of our owners and guests. It is held at Club Ocean Villas II on Monday at 10:00 am and we invite you to attend this upbeat and informative get-together. We have a lot of food and give away a number of door prizes. Please plan on attending this fun event.

Have a great vacation and we look forward to seeing you at the breakfast.

Frank Baker
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