



**Atlantic Beach Town Council
Special Meeting – Work Session
125 W. Fort Macon Road - Atlantic Beach, NC
Thursday, November 19, 2015
2:00 p.m.**

AGENDA OUTLINE

Call To Order

Mayor Cooper

Approval of Agenda

1. Review Written Report and Request for Continuance until December 14, 2015 from Peppertree Association per conditions of Resolution #15-09-01

Hope Carmichael, Attorney

2. Review of Updated Master Park Plan

Jay Horton, Jay Horton Designs

3. Update on Capital Projects

David Walker, Town Manager

Mayor Council Comments / Advisory to Staff

Adjourn

November 18, 2015

Mayor Cooper and Council Members,

Please accept this report on the status of the demolition of buildings 1-14 within Phase 1 of Peppertree Resort, as well as the status of the reconstruction/repair of decks and stairwells in buildings 15-25 in Phase 2 of Peppertree Resort.

Phase 1

We have evaluated bids from 5 different demolition contractors and are today filing with the Bankruptcy Court an application to employ Environmental Holdings Group, LLC of Morrisville, North Carolina ("EHG"), for the turnkey demolition of buildings 1-14. EHG representatives have been on site to evaluate conditions and have spoken directly with the Town staff regarding permitting and requirements for the project. The anticipated date to begin demolition is January 11, 2016, with an estimate time of completion of 8 weeks.

Phase 2

The engineering specs, plans and final bids for replacement of all decks and stairwells in buildings 15-25 is complete. However, due to higher than anticipated costs, the HOA's contractors met on site with Donna Turner and Lee Dixon, architect, on Tuesday, November 3rd, to discuss a revised plan for reconstruction of the decks and stairwells which would

it is my understanding that Ms. Turner met on site with Peppertree maintenance representatives, Lee Dixon, architect, and a subcontractor, Worth Baker, on Tuesday, November 3rd to discuss a new plan for reconstruction of the decks and stairwells which would involve a new, free-standing deck and stairwell structure, with pilings installed next to the building, rather than being tied into the building. This would allow for cost savings in re-using hand rails, deck flooring boards and elimination of the need to move electrical and other utilities. All structural members would be new. Ms. Turner has required new engineered drawings, sealed by a PE, prior to giving her final approval on this redesign, and that engineering work has been started but is not yet complete. Even when those drawings are complete, the HOA's board of directors may decide to do more of a complete replacement for longevity – it is simply a matter of having options, weighing the financing costs, and the ultimate costs that the Board feels can be reasonably borne by the owners and over how long a period of time the HOA is able to finance these reconstruction costs. Regardless of the method selected, the HOA will proceed only with approved and permitted work by the Town, and we anticipate that work to commence as soon as possible in the first quarter of 2016, with the goal being completion of the reconstruction and final CO before start of the 2016 vacation season.

The HOA does anticipate these decisions will be made by the Council's meeting on December 14th, and we would ask that this matter be held over until that meeting for a more complete report and adjudication at that time.

Thank you for your consideration. Please do not hesitate to contact me with any questions.

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