Dear Port Sewall Harbor and Tennis Club Residents,

We appreciate your patience as we work to complete our site survey and drainage system evaluation. Progress has been slower than anticipated due to challenges in securing contractors and the discovery of outdated and inconsistent records. Some mapped pipes and drains no longer exist, while others are undocumented, including installations on private property. Our goal is to create a comprehensive and accurate map of the subsurface system and establish a long-term maintenance plan for improved functionality. **Despite these challenges, we have gathered enough information to begin work, and we are now ready to move forward with the necessary major improvements / required maintenance.**

Upcoming Community Improvement Projects

We are excited to announce several enhancement initiatives aimed at improving our community's infrastructure, aesthetics, and overall value. These projects are based on physical inspections, survey results, video assessments of our drainage system, and the invaluable feedback you've provided.

Aside from drainage concerns, the top three priorities identified in our recent community survey were:

- **Resurfacing the pool**
- **Upgrading the pool house**
- **Improving entrances through painting and landscaping**

Your input has been instrumental in guiding future decisions, and we are committed to implementing improvements while maintaining a strong financial reserve.

Planned Community Projects

1. Drainage System Enhancements

- **Video Inspections & Cleaning** – Stormwater pipes will continue to be inspected physically and via video, hydro jetted and vacuum cleaning as needed.
- **Subsurface Drainage Repairs** – We will:
    - Replace damaged or irreparable underground drainage pipes by cutting sections of the roadway.
    - Reline pipes where possible to reduce costs while improving durability.
    - Bore new pipes when necessary to minimize disruption.
    - Any impact on property easements will be communicated in advance to ensure homeowners are fully informed and comfortable with the plan.

2. Pool & Pool House Upgrades

Once the major drainage repairs are financially accounted for, we will proceed with:

- Resurfacing the community pool.
- Leveling, pressure washing, and sealing the surrounding pavers.
- Upgrading the pool house with a new roof and siding.
- Renovating the restrooms.

- Replacing outdated equipment and signage.

3. Entrance Enhancements
- Cleaning, repainting, and updating entrances with refreshed landscaping to enhance curb appeal.
- Ensuring all signage and lighting meet aesthetic and safety standards.

4. Road Resurfacing
- Upon completion of all major work, roads will be scheduled for resurfacing.
- Given that Port Sewall directly benefits from the pool and pool house upgrades, Port Sewall East will be prioritized for resurfacing.
- Port Sewall will receive necessary repairs and, if feasible, sealcoating until a full resurface is financially viable.

Future Considerations
- **Ongoing Surface Work** – Quarterly maintenance will include regrading swales and addressing surface drainage issues to protect financial reserves and ensure long-term effectiveness.
- **Cosmetic Improvements & Additions** – Future enhancements will be considered based on community surveys and votes.

County Coordination Efforts
We are actively working with Martin County to secure maintenance for areas under their jurisdiction. Despite bureaucratic challenges, we remain committed to ensuring that the county fulfills its obligations. Currently, they have agreed to:
- **Regrade a section of the St. Lucie Blvd swale**
- **Repair drainage along the berm/retention pond, improving water flow for both neighborhoods**

Board Meeting Announcement – Your Input Matters!
We will be holding a **board meeting** to discuss these ongoing and upcoming community projects. This meeting provides an opportunity for residents to **share feedback and help shape the path forward**. Notices will be posted at both entrances with details on the **date, time, and location** of the meeting.
Your input is **essential** in ensuring that improvements align with the needs and expectations of our community. We encourage all homeowners to attend, voice their thoughts, and contribute to shaping the future of Port Sewall Harbor and Tennis Club.

HOA Guidelines & Reminders
As we move forward with these projects, we want to remind residents of our HOA rules and bylaws, which help maintain the quality, aesthetics, and overall harmony of our community.

Our approach to enforcement remains reasonable and balanced to ensure Port Sewall Harbor and Tennis Club remains a desirable place to live.

What This Means for You:

✔️ A printed copy of the HOA Rules and Bylaws will be mailed to all residents within the next week or so, so please keep an eye out for it in your mailbox.

✔️ We will be taking a more proactive approach to compliance, ensuring rules are applied fairly and reasonably.

✔️ Residents are encouraged to maintain their properties, including landscaping, exterior upkeep, parking, and curb appeal.

✔️ Any concerns will be addressed in a friendly and constructive manner to promote community harmony.

✔️ Issues can be reported via the online portal using a General Request or Maintenance Request, as appropriate.

✔️ Any exterior modifications or improvements to your property, including structural changes, fencing, painting, or major landscaping, most likely require approval through an Architectural Request. Please submit all requests through the online portal before beginning any work to ensure compliance with community guidelines.

Thank You for Your Support!

We appreciate your cooperation in keeping Port Sewall Harbor and Tennis Club a welcoming and well-maintained community. By working together, we can continue to enjoy a vibrant and relaxed neighborhood.

If you have any questions or concerns about these projects, the HOA rules, or the upcoming board meeting, please **submit them through our online portal at** https://www.payhoa.com/auth/login, as this ensures all inquiries are received by the appropriate parties and can be properly tracked. If you are unable to access the portal, you may reach us via email at manager@pshtclub.com.

Thank you for your participation and commitment!

Sincerely,

The Board