

TO : All owners
 FROM : C.R. Broderick, President
 DATE : September 25, 1989
 SUBJ.: Emergency communique

(copy)

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Today, I received a call from Hugh as my first direct contact with the Reef since the day before. There is one telephone available at the Vitelco office. Calls are limited to 5 minutes and one must stand in line for three to four hours to await one's turn.

The basic report I received was essentially the same as that relayed to all owners by the telephone brigade:

1. The Reef has suffered severe damage but NO INJURIES, thank God!
2. The staff has remained on the job and has maintained control of the complex, preventing any unauthorized entry.
3. Individual owners are requested not to try to visit at this time. There is a shortage of everything and even well meaning visitors who flock to the Reef only complicate the problem.
4. Individual villa damage ranges from slight to severe. We fully understand your frustration at the lack of factual information about your own villa. At this very moment we have no precise evaluation of the extent of damage. Each unit must be individually evaluated within the next week. Individual owners will then be advised.
5. All buildings are insured for complete replacement cost up to a maximum of \$8,300,000.00. Our carrier, Marshall and Sterling has already visited the property. Responsibility for the repairing/restoring of all foundations, walls, roofs, louvers, shutters, and other outside damage to the structures is vested in the Reef board and they will arrange for repairs. Damage to interiors and furnishings are covered under your individual homeowners policy and are your responsibility. We will attempt to assist owners in this regard, especially if you are insured by our insurer. Additional details on this subject will be forwarded as soon as I meet with the claims agents and hold an emergency board meeting.
6. The office, Pro shop, store, water tank, RO plant, and sewage plant appear to have suffered very little damage.
7. Villas are being cleaned up and boarded up by our workman as fast as they can get the material and the time to do so.
8. I am attempting to ship in generators and other supplies which Hugh needs desperately.
9. I will be on the first plane flying to St. Croix.
10. Last, but far from least, is the financial situation. I have been unable to get any funds released from the Chase Manhattan Bank. There is no way Maggie can prepare and mail the October owner invoices. Please mail your checks to:

THE REEF, C R BRODERICK, PRESIDENT
419 N MAIN ST, ALLENTOWN PA 18104

The amount of the check should be the same as your normal billing. I will set up a temporary emergency account, so that I can procure and ship needed supplies and equipment.

Obviously the whole question of the land sale and reduced assessments is on "hold". Assessments will temporarily remain at the current figure.

Your continued support as well as your patience in this difficult period is much appreciated.