

Dear Marina Cay Homeowners,

This semi-annual letter is an opportunity for me to connect with all 93 of you and provide an update on the status of our property and association.

The physical condition of the property continues to look excellent. A sincere thank you to Sonder Management for their ongoing effort, expertise, and care. Routine maintenance and planned improvements continue throughout the year to ensure Marina Cay remains a desirable and well-maintained community.

Financially, the HOA is strong, and the Board remains diligent in monitoring our reserves and overall fiscal responsibility. Our reserve fund is essential to sustaining the long-term value of the development and protecting owners from unexpected costs. Marina Cay has never had a special assessment in its history, an accomplishment that should offer both pride and peace of mind.

As our buildings age, necessary repairs, maintenance, and replacements are unavoidable. Some of these projects come with significant expense. The Board evaluates large scale items such as infrastructure very carefully, prioritizing work so that funds are used responsibly and proactively, rather than in reaction to emergencies.

Important Reminders for All Owners

To help safeguard your investment and the property as a whole, please ensure you take the following steps:

- **Insurance:** As of January 1st, please provide Sonder Management with proof of insurance. Consult your insurance agent to ensure your coverage is adequate – bylaws can be found on the documents page of marinacayhomeowners.com.
- **Unit Checks:** Arrange for someone to inspect your unit regularly if it is vacant, especially during winter months. Your insurance provider may require this.
- **Emergency Access:** Be sure Sonder Management has a reliable way to access your unit in case of an emergency.
- **Hot Water Tanks:** Replace older hot water tanks before they fail. Units typically last 8–10 years, and aging tanks have been a primary source of water damage on the property. An unexpected leak can be costly.

Once again, thank you to Sonder Management for their consistent hard work, and thank you to the Board members for their dedication and service.

Wishing you all the very best in the coming year. I hope you continue to enjoy everything that Marina Cay and the Bigfork community have to offer. Reminder – our Annual General Meeting June 6th.

Warm regards,

Robert Graham

President, Marina Cay HOA