

March 4th, 2020

Fellow residents,

As many of you know, we engaged “Friends of Bats” to conduct a survey of our property to help us understand the level of infestation of bats in our community.

The findings have been reported:

“We found evidence of Mexican Free-tailed bats and Evening bats infesting the gaps between the gutters and fascia, and also in the gaps afforded to them in the soffits, across the entire six-building site. Building 2 exhibits the biggest problem, with two units reporting that bats have been gaining entry into the interior.”

Friends of Bats have offered us two options:

Option 1- Rid the bats in building two (since that is the building with the greatest problem) and seal it so no further infestation could take place at the cost of approximately \$2700.

Option 2- All six buildings and the pool house would be serviced. All bats would be removed in a humane manner and the buildings sealed to prevent further invasion. A one year guarantee is offered (with the option of extending the warranty for a 10% of original cost each year) . The Friends of Bats proposal has been included via attachment to the email that was sent to those of you that have provided you with your email addresses. It is also posted on the website. The cost of service for all of the buildings is about \$8000.

After the board members reviewed the survey, recommendations, and cost, we unanimously agreed that we do not have any choice but to go with option 2 and fix the problem once and for all. A couple of years ago the bats were infested in building 3 and we paid significant dollars to have them removed. Here we are a couple of years later and now they are in building 2. We live in East Lake which has a very large population of bats and the problem is not going to go away. Additionally, it is a safety issue and safety is paramount.

Bats would prefer to live in our buildings rather than bat houses so it is useless to install bat houses until we secure our buildings. At that point of time, the bats have no other choice but to nest in the bat houses. After we complete the removal of the bats living in our community and secure the buildings, we will consider the installation of bat houses on the property if advised by the professionals. That will probably be another \$1,000. By the time all is said and done we are estimating around \$10,000 cost.

Our resources are limited but we think this is a priority item to be addressed for the safety of all of our residents.

We have uploaded articles on bat management to the website that may be of interest to you as well as answer questions you may have regarding bats.

Because of the emergent and time-sensitivity of the issue (bats are protected during mating season which starts April 15th- August and you cannot evict them), the board came to a consensus at our board orientation meeting to move forward with “Friends of Bats” option 2 recommendation. We will formalize the vote at the Board Meeting scheduled on March 26.

We will update you when we know more specific information but wanted you to know the status of the bat survey results.

Thank you,

The Board of Directors