

## Response to questions emailed to Board 09.20.23

Do balcony and patio owners have to empty their storage room? **Yes**

What is expected of people who do not live here and not available to empty their storage room during the time Jbolt is working on their unit? **Arrange for someone to empty them or call the Board for assistance.**

Are they going to put up barriers on sliding glass door so we can't access our patio? **If they are working on the balcony/patio – yes and you will not be able to access it.**

Did you hire an independent structural engineer? **No. It cost over \$40,000.00 for Biller-Reinhart to monitor buildings 9-12. It was the City inspector that shut Tailored down in building 9 for poor work. The City will be monitoring work along with JBolt's engineer that will be following the very specific project manual developed by an engineering company. Jbolt is collaborating with Biller-Reinhart on this project.**

Is JBolt going to remove all screens and replace them with new screens? Are they going to replace fixtures and fans that may have been installed on the balconies and patios by owners? **Screens, doors and fixtures will be reused and replaced if necessary.**

Are they going to repair or replace storage closet doors that are damaged or not framed correctly after the balcony is completed? **Damages will be addressed if JBolt is responsible.**

Is Jbolt going to use our patio and balcony outlets to do the work? The owners will be paying the electric bill for that. **No**

Where do they plan to place their equipment? Owners whose buildings are very close to the sidewalk do not want it placed there. They will have no parking lot view and will have to deal with a lot of noise daily. **This is the same situation that happened when the north side balconies were being repaired.**

Are board members going to commit to stay on the board until the project is completed? Three board members quit the board during the Helicon and pool projects. This caused delays in completing the projects and preparing new projects until they could find new members. **The 2021 Board had 3 members resign. It was due to the President living in NC and having pictures sent to address seawall and pool. There was no consensus just dictatorship in the Board. The 3 Board members were not allowed to talk to the crew supervisors or answer questions. The use of Trust money to pay Insurance premium was also an issue. The Helicon project was complete the month the 3 Board members resigned the only thing left was the final payment. As to the pool, we had no input on the pool. Seawall was started but handled by the president with no input or assist from the 3 Board members who resigned. These are some for the reasons for their resignation. There have been other board members that have resigned during major projects In fact every Board since the Trust Fund has been in place has had members resign during major projects.**

Is Jbolt going to use our patio and balcony outlets to do the work? The owners will be paying the electric bill for that. **No**

Have all the concerns identified by Tannenbaum, Lemole & Hill been satisfied? **Yes**

**Condominiums are run as a business. Owners elect a Board of Directors to make these types of decisions. Every owner can voice their opinion but the vote is done by the Board.**

No one on the board responded to any of the owners emails stating our concerns about the project. It gives the perception that the board members do not care about us or our concerns, and one specific board member only cares about the balcony above them to get replaced. **Building 3, unit 334 had major work done on the wall with the patio door – the ceiling was sagging, the wall above the door was cracked and putting so much weight on the sliding door it was barely opening. It took over 6 months to get this fixed and was told that the patio walls were in the same condition – water rot and termite damage. There are pictures in the office. Besides the only permit we have so far is for building 3.**

There are 5 balconies on the Southside that were replaced in the last 5 years. Based on the \$767,000 quote the average cost per balcony is \$35,000. The association could have saved \$175,000 that could have gone towards buildings' siding. According to the 2020 reserve study, siding needs to be replaced within the next 5 years. **The Balconies repaired has been over 5 years more like 10, the office has no record.**

Who will determine which balconies are replaced and based on what criteria? **As the project continues each balcony will be inspected and appropriate work (per project manual) will be done.**

Will supporting structures (wood, siding) be examined for mold, termite, moisture damage? **Any area exposed will be examd and treated.**

I'm not sure what the word "replacement" means, but I'm pretty sure that the south side balconies are not part of the "sink hole issues." I refer you to the Neutral Evaluation Report; dated March 16, 2020, and performed by Andreyev Engineering (the first eight pages are attached). Based upon their geologic and geotechnical evaluations using ground-penetrating radar and standard penetration testing, there was nothing to report for buildings 3-6, and damage within buildings 1, 2, and 7 were minor. Remedial efforts on the south side primarily included cement grout injection but no substantial structural damage was found. At a quick glance of the entire 123-page report, this report confirms that the major structural damage was contained to buildings along the north side. **The property had 3 separate engineering studies done prior to the Trust settlement. The Andreyev Engineering report is one of them. It was a study of underground soil density. There was no physical exam of any building done. It was also done before the stabilization was started. There were many reports of floor, wall, door/windows and frames being cracked and misaligned after stabilization. All buildings (except clubhouse) had attachment to the bedrock beneath them and 2 types of grout pressure infused.**

Starting a major building project without performing due diligence, and two days prior to a meeting with the owners, just seems wrong. I know that my advocacy has weakened, as my unit is up for sale, but I would encourage other owners to get a legal opinion on the methodology that the BOD has taken. I imagine that next Wednesday's BOD meeting will be met as a fait accompli, leaving owners with no option but to accept the board's decision.

**Maintenance of the property is a Board responsibility. Decisions are made for the betterment of the owners to increase property value and maintain a safe environment. The Moorings**