

September 6, 2009

Dear Homeowners,

A couple of weeks ago, we had a Board meeting. As a result, I was updated on many issues I felt were important to pass on to the homeowners.

**Following are pending lawsuits against Harbor Homeowners Association, Inc.:**

**1) Favolora/HyTech vs Harbor Homeowners Assoc, Inc.** – roofing company is suing for unpaid balance due in the amount of \$140,000 and HyTech for \$30,000 plus attorney fees. Regina Wedig was representing us in this lawsuit but due to her workload, we have hired a new law firm to handle the case. The new law firm will be Didriksen Law Firm. Caleb Didriksen is a graduate engineer who practices law and a Louisiana Licensed General Contractor. We felt his background would be helpful in this type of lawsuit. Payment was refused because although we have a new roof, we are dealing with roof deficiencies and as a result, leaking, etc.

**2) Duhon vs Harbor Homeowners Assoc, Inc.** – I am unaware of the status of this lawsuit. It is my understanding that this is a lawsuit that was brought on by another homeowner. This homeowner has recently sold her unit. I have no idea if this new development has any impact on the suit. I believe this was a class action lawsuit, but to my knowledge, nothing much has come of it. It was filed a long time ago (Post-Katrina), and I am unaware of the details or the status. State Farm is handling this lawsuit for us.

**3) LAS vs Harbor Homeowners Assoc, Inc.** – As I understand it, this lawsuit is coming to a close. Payment was refused because LAS caused damage to cable lines in the overhangs when they were nailing the siding to the studs. I am told that LAS has agreed to address the issue and once resolved, payment will be made.

**4) Oats vs Harbor Homeowners Assoc, Inc.** – Homeowner is demanding that an “audit” be provided as per the by-laws for years 2006, 2007, and 2008. The Board is cooperating and an audit should be completed by Oct 31, 2009, as ordered by the Judge. A financial review was completed for years 2007 and 2008.

**5) Alice Atkinson vs Harbor Homeowners and Regina S. Wedig (as escrow agent)** for failing to disburse the repair allocation funds to Ms. Atkinson. She had a contract with PAR and because of a dispute between them, no funds could be disbursed until they reached agreement. PAR has filed a lien against the unit for the owner’s failure to pay for the work PAR performed. Atkinson has filed a notice of termination of work. She claims to have completed the work on her unit.

**Other issues discussed were Aged Account Receivables:**

Commencing on October 1<sup>st</sup>, late fees will be enforced. Bonnie Loftis was instructed to send out notices to homeowners informing them of the reinstatement of late fees and Association protocol for late payments and liens.

Regina is also working on lawsuits for owners who have liens on their units for non-payment of dues. I hesitate to mention the names due to privacy issues. Despite rumors, NO DEALS have been made with any homeowner.

Currently our aged account receivables account is approximately \$165,000. I cannot emphasize enough the importance of everyone catching up on their dues

The remaining projects left to complete are the following:

- Lobby furniture
- Fitness room (includes repairing sauna)
- Front lights on wall & front wall signage
- Complete painting iron work & front doors
- Install balcony rails on west side
- Misc. landscaping
- Camera system to complete
- Front courtyard gates

The proposed pool improvements will go to a vote to the homeowners prior to said improvements.

Other expenses we will be omitting are:

- 1) Willie will be cut down to 2 days a week ASAP
- 2) Metro will be cut ASAP after rear gate is secured
- 3) And we will be returning the man lift after south side of bldg is complete

I think that sums up the most important issues at this time.

If you have any further questions or need any additional information related to the status of lawsuits, financials, etc., please see the property manager, Bonnie Loftis. She should have records of all minutes of meetings and financials.

Jenny Matherne  
Secretary  
Harbor Homeowners Assoc., Inc.