

# Harborview Homeowners Special Meeting

November 5, 2005

## Agenda

Take Roll and Sign In (15 minutes)

Purpose and Format of the Meeting (15 minutes)

Question & Answer Forum (1 hour 45 minutes)

Pre Written Questions For the Current Administration to Answer (1 hour 20 minutes)

- Insurance
- Financial Information
- Construction
- Improved Restorations
- Time Frames
- Current Needs
- Communication with Homeowners

Open Forum from Homeowners (25 minutes)

Voting on Important Issues (45 minutes)

Redesign of Lobby

Improved Restorations

The Establishment of a construction Committee

Homeowner Authorization to hold an Official Election of Board Members

Adjourn

# Questions from Homeowners

## Insurance Questions

What is the exact amount of the deductible on our insurance policy?

Currently what is the size of our claim?

Have we received any money from State Farm? If so, how much?

What is the scope of work in the common areas that the insurance company will pay to replace?

What are the items inside individual units that the Master policy will pay?

Has an Insurance Trust been established, as required by our Condominium Bylaws?  
If so, who is the trustee?

Will individual unit owners receive a check for the work to be done in their unit?  
If so, how much per specific unit and when can we expect to receive a check?

Have you met with an independent Certified Public Adjuster? If not, why?

Do you have a copy of our insurance policies? When can a copy be made available to the Homeowners?

Does our policy have a loss of income provision?

## Financial Information

How much money does Harborview Homeowners Association have in the operating and/or other bank accounts?

What individuals have the authority to write checks?

How much does Harborview owe the bank on the current outstanding loan?  
Can payments be deferred for a certain number of months?

Has the Association filed for a Special Disaster loan with the SBA? If not, why?

Since money is being received from the insurance company for the restoration of the complex, is there a current need for any expenses that are not being covered by insurance? If so, what are those expenses, and is there a need to pay condo fees? If so, shouldn't the fee be drastically reduced to cover the minimum expenses?

## **Construction Work**

Is there an Engineers report stating that the building is structurally sound?  
Will you provide a copy of this report to the Homeowners?

What units need to be completely emptied of personal items?  
Is it only in units that are being gutted?

Is there a calendar or schedule of when specific units will be gutted?

What is the scope of work to be completed by Favalora for the interior of individual units?

What is the scope of work to be completed by Favalora for the common areas of the complex?

Will our insurance policy pay for additional cost to restore items up to additional or increased building codes?

What are some of the “Up to Code” renovations that are required by law?

When will the electric meters be replaced?  
What else needs to be completed before electricity can be turned on?

At what point can people begin to start renovations in their respective units?

## **Improved Restorations**

Have you addressed the possibility of conducting improved restorations?

In these scenarios, there would be a differential between what insurance is willing to pay and the actual cost. The Homeowners would pay the differential. For example, areas such as: an improved and reconfigured lobby, a freight elevator, a longer lasting flat roof system, foam insulation between units, etc.

## **Time Frame**

What is the anticipated time frame for completing the major construction projects: a) The roof structure for the front units b) New roof system on the entire building?

What is the anticipated time frame for all other common area restorations?

When will people be allowed to move back in?

Will those with no damage have the choice to move back once a roof is installed and electricity restored?

## **Current Needs**

What is the status on getting a construction elevator to move large items up and down floors?

Can a generator be set up to provide lights in the common areas at nighttime?

## **Communication with Homeowners**

Why had the current administration been resistant to hosting a general meeting to inform and communicate with all owners?

From this point forward, how often can we expect to receive detailed updates on the rebuilding progress?

Who can we talk to about particular or specific questions?

Can we schedule regular meetings going forward?

Does the current administration have any reservations of working with a Construction Committee?