

## **Harborview Condominiums**

**To: Harborview Homeowners**

**From: Michael George & Peter Ingrassia  
Harborview Homeowners' Association Board Members**

**Date: May 21, 2007**

**Subject: Harborview Construction Update**

### **Next General Meeting**

The next general homeowners' meeting has been set for June 13, 2007. The primary purpose of this meeting will be to discuss the SBA loan status, the detailed budget for the SBA loan, and the time frame for repairs of the common areas.

There will be another meeting two weeks later on June 27, 2007. The primary purpose for this meeting will be to discuss the details of the interior build outs and for the distribution of allocated money for the gutted units.

### **Fire Alarm System**

Current State Fire Marshal code requires our complex to have a central alarm system with sensors in each condominium unit, even the units that were not damaged from the storm. Most of the wiring is complete and we are now waiting for approval from the State Fire Marshal to install the central system.

### **State Fire Marshal**

The untimely response from the State Fire Marshal's office to approve closure of the common walls has been one of our biggest delays. We finally have approval to close the common walls and we will begin this week. We are still waiting for a written approved assembly to close the area above the common walls between units. As of this week, the State Fire Marshal has only given verbal approval to install two layers of sheetrock on the ceilings of the gutted units.

### **Sheetrock**

The sheetrock contractor has begun installing the sheetrock in the partially damaged units. This week they will also begin installing the sheetrock on common walls of the gutted units. They will install sheetrock on one side of the wall first, allowing the foam insulation to be applied, and then install sheetrock to the other side. The total anticipated time to install and to insulate all common walls is approximately three weeks.

## **HVAC**

The air conditioning contractor is ready to begin installing air conditioning systems. Insurance proceeds are providing for complete systems (inside and outside units) to be installed for the gutted units and compressors (outside units) only to be installed for the non-gutted units. To schedule the installation of your air conditioning system, please complete the HVAC form found on the website.

## **Plumbing**

The plumber is currently working on capping water sources in individual units and repairing common area plumbing. If you own a gutted unit and plan to reconfigure or move any plumbing in your unit, please contact him as soon as possible so that he can add your unit to his job list. His name is Keith Dellsperger and he can be reached at 985-345-9930.

## **Windows**

A majority of the homeowners have requested to have new windows installed. It would not look appropriate for a newly renovated building to have mostly new windows and some old non-matching windows. Since most homeowners have requested new windows to be installed, we will be installing new windows in place of all old windows. The Homeowners' Association is responsible for maintaining the exterior doors and windows; therefore, the Homeowners' Association will be installing the new windows. LAS will begin installing windows in 3 weeks. LAS will begin with the windows that face the walkways and then do the remaining windows in the units.

## **Wiring**

We have the perfect opportunity to rewire our building. The soffits on the walkway are down, most of the units are gutted, and the remaining units need to cut sheetrock in their ceiling to allow installation of the code required fire alarm system.

The Homeowners' Association will be running internet wires to all of the units. The wire will be delivered to your front door and then it will stop. It will be your responsibility (and opportunity) to utilize these connections in your unit.

Some homeowners may want their unit completely wired and have internet, telephone, and cable jacks added in every room. Other homeowners may only want an internet jack in one room.

The internet service that is being setup will be at no additional cost to the homeowners, it will be covered by your monthly condominium fees. Once our building is complete, it will only cost approximately \$200 per month to deliver high speed internet to all 101 homeowners.

Please take advantage of this opportunity as soon as possible and make arrangements to have your unit wired. If you wish, you may do it yourself. However, we recommend

using Core Networks. They have put together a nicely priced package for the homeowners. To use Core Networks, please contact Richard Nixon at 985-264-6106.

### **Security Alarm Systems**

If you would like to install a security system, now would be an excellent opportunity. U.S. Burglar & Fire has put together a very affordable package for the homeowners. Installation of a new alarm system is approximately \$450 and this includes the first year of monitoring. If you would like a system added, contact Brian Mahl at 504-733-8040. There will be additional information on the website about U.S. Burglar & Fire package price.

### **Doors**

We will be installing new front doors. We had selected a very nice, low maintenance door. Unfortunately, current building code requires about 25 of our doors to have a higher fire rating. The doors with the higher fire rating cost more and do not match the remainder of the doors. We are working with the code enforcement officer for New Orleans to come up with a door that is acceptable and that matches.