

## **Harborview Condominiums**

To: Harborview Homeowners

From: Michael George - Harborview Homeowners' Association President

Date: March 23, 2006

Subject: General Harborview Construction Update

**Roof:** The roof is a two-ply system. The first ply is completely done. The second ply is approximately 90% complete. The second ply will not be completed until a "gravel guard" is installed around the edge of the roofline. We anticipate this being completed by next week. Despite the roof not being completed, it is currently able to prevent water from penetrating. In addition, multiple drains were installed on the roof to alleviate future "ponding" of water.

**Electrical Room:** The electrical room slab has been completely removed. We were waiting for a foundation plan from the engineer before pouring a new slab. The installation of the new slab is to begin next week. Once completed, the electrical room can be constructed and the equipment can be installed. We anticipate that it will take approximately three weeks after the slab is completed to have this accomplished. Our target date is to have the electrical room completed by the end of April.

**Electricity:** A meter was installed to the energy feed in the front section of the building. This feed is only 100 AMPs, but should be enough power to light all of the common areas of the building. We will be redirecting power for most of the common areas to feed from this front meter. The electrician will be hooking up lights in the parking garage next week. After that is completed, he will activate the walkway lights.

**Security:** We have had some reports of break-ins at our building. These incidents occurred on the east side of the building in units that were not gutted. As a result, we have hired a security guard to patrol the area from 6 PM to 6 AM, 7 days per week. I have also instructed the construction supervisor to make certain that the doors in the parking garage which lead upstairs are locked at end of everyday. I think that once the lights for the common areas are turned on, it will help to improve the security of the building. It is important that you remove anything of great value from your unit. I don't think large items, such as furniture or appliances, are an issue.

**Delays in construction:** It may appear that more work could have been completed in the last four weeks. However, most our efforts have been focused on arranging the logistics for the construction which is about to commence.

Loss Solutions has been busy working with State Farm regarding our claim. State Farm has assigned a new adjuster who is reviewing our claim in detail with Loss Solutions. It is important that we receive the appropriate amount of money to cover all aspects of our building.

We are in the process of obtaining “firm bids” for the various construction projects that we are about to begin. In addition, before committing to merely repairing parts of our building, we are looking at what our options are for making noticeable improvements. The pace of our construction project will increase considerably within the next two to three weeks.

**Next General Meeting:** We are planning a general meeting after the electrical room has been installed. You will be notified once a date is set.