

Harborview Condominiums

To: Harborview Homeowners

From: Michael George - Harborview Homeowners' Association President

Date: May 29, 2006

Subject: General Harborview Construction Update

Below is a summary of the construction that will begin next week. It has taken time to receive firm and competitive bids, better pricing and additional funds. However, the good news is that we are about to begin these projects at full pace and will soon be in a position to have a definite date on when interior build outs can start. In addition, we are in a position to make significant improvements to the exterior of the building. These improvements and updates will make our building look better and newer. The exterior will also require less maintenance.

Construction Update

Electrical Room:

The pilings for electrical room are scheduled to be driven this week. This was a major holdup for this project. Once completed, a new slab will be poured and the electrical room rebuilt. The pilings and slab should be completed within 2-3 weeks. The electrical room should be completed within 2 weeks after the pilings and the slab are completed. Once the room is completed, the electrician should have all of the meters hooked up within 4 days. That puts a target date of July 7th for us to have full power to the building.

Front of the building:

The damage caused by Hurricane Katrina has provided us with an opportune time to repair our building and to make significant structural and cosmetic improvements to our building. The front of the building will be undergoing some major changes:

- All of the brick on the front side of the building will be replaced with new brick.
- All of the wood siding will be replaced. Brick will replace the wood siding that runs vertical from the 2nd to 4th floors. Stucco will replace the wood siding on the balconies. The stucco I am referring to is a waterproof system that looks like traditional stucco but possesses better features. The product is called Sealmark. (For more information you can visit: www.SealmarkCoatings.com)
- New balconies will be installed on the front side of the building. This will include a metal support beam that will connect the roofline above the balconies to the foundation. Maintenance free aluminum railings will replace the wooden railings.

- Windows and doors: Currently, the windows on the front of the building are not a uniform size. All of the windows will be replaced ensuring that all of the windows for the front units be the same size. Sliding doors will be replaced with French doors.

All of these changes will make the building more attractive and up-to-date. It will also create a more maintenance free building.

Interior Build-Outs:

While construction is being done on the front of the building, we will continue to work on getting the interior units ready for renovations. Before individual homeowners can begin working on their units, the following must be completed:

- Electrical code upgrades in the gutted units.
- Plumbing code upgrades in the gutted units.
- Mold remediation and testing in the gutted units.

These items **MUST** be done before any reconstruction of your interior units can begin.

Once these items are completed, we will then be ready to sheetrock the units. Homeowners will have an opportunity to make changes to their units before any sheetrock work is completed.

East and West Sides of the Building:

The vinyl siding on the east side and west side of the building will be repaired and replaced where necessary. As per homeowners' requests, units on the west side of the building will have windows installed. These units do not currently have a window and receive little natural light into the living room areas.

Courtyard Walls:

The cedar shakes and vinyl siding in the courtyard areas will be replaced with a stucco finish. The stucco finish will look more attractive and will be maintenance free.

Color Changes:

Almost every homeowner that I have spoken to would like to see the exterior colors of the building changed. We recently met with exterior designer Louie Aubert to discuss possible color and texture changes. Mr. Aubert, a well-known exterior designer and colorist, has worked on some of the finest homes and buildings in the New Orleans area. Some of his projects have included The National D-Day Museum and Lowes Hotel. He is developing three possible color palettes for the exterior of the building. After he provides his color recommendations, we will then present them to the entire Homeowner Association for review and selection.

Renderings:

Because of the significant changes to the exterior of the building, I am having professional renderings done of the building. These renderings should provide us with an excellent vision of what our building will look like when completed. Preliminary images should be completed within the next 14 days. Once received, they will be posted to the website.

Occupancy of Non-Gutted Units:

While all of the previously described work is going on, we also plan on doing what is necessary for in order for the owners of non-gutted units to return to their units.

The following items need to occur first:

- Electrical meters installed
- Plumbing lines and fixtures inspected in the units
- Mold testing
- Installation of HVAC systems

Our target date for completion of these items is August 31, 2006.

There will be some limitations for these residents, i.e. such as parking restrictions; lack of lobby, mailboxes, pool, exercise room, and other common areas; the elevators may still be down at that time.

If you have a non-gutted unit and do not have plans of returning soon, you may be able to rent your unit to another homeowner who is waiting to complete a full build out of their unit.

Continue to be Patient:

Thank you for being patient over the last few months while we worked out the logistics and financial aspects of this reconstruction project.

Now is not the time to give up or lose faith. If all goes as planned, we will have an improved and more attractive building that requires less maintenance.