

## HARBORVIEW CONDOMINIUMS

TO: Harborview Homeowners

FROM: The Board of Directors

DATE: December 8, 2005

RE: Status Report

### REBUILDING

All rebuilding must meet 2000 International Building Code.

Roof replacement contract has been let to HighTech Roofing of St. Rose - must meet hold-down code for 130MPH.

The drywall removal in the units revealed all the framing and showed many sins of omission & commission.

- \* There are no fire stops around bathtubs and other openings between units.
- \* Weight bearing walls have been removed.
- \* Doorways have been enlarged and/or moved without headers.

Some of this update will be covered by insurance, however, if the owner modified the structure improperly, they will be billed.

In one extreme case, the owner cut a ceiling joist 2/3 through to install a recessed light. Needless to say it fractured during the storm.

### INSURANCE DEDUCTIBLE

The hurricane deductible on our policy is 10% or \$588,000. Each owners share of this deductible is \$588,000 divided by 101 owners times square foot ratio for each unit (see attached). This assessment is a common expense per Article VII Section 2 of the Condominium Documents. This amount is due immediately and shall be considered delinquent on March 15<sup>th</sup> 2006. Per the by-laws, the mortgage company, of any delinquent owners must be notified. Perhaps some payment plan can be arranged.

An SBA loan application has been filed for the Association. If this is granted it could alleviate some financial hardships. A FEMA application for a grant was filed in order to qualify for SBA, however, it was refused. Individual owners may qualify for a FEMA grant or loan and possibly a SBA loan. This should be done immediately.

### RULES AND REGULATIONS

Per original rules and regs Paragraph 6, no structural changes are allowed. An addition to this paragraph shall read "improvement to an individual unit beyond painting & carpeting shall require a city building permit and written permission from the Board of Directors along with detailed plans". A minimum fine of \$1,000.00 will apply for violation and any unlawful changes must be returned to original configuration.

It is recommended that the new Harborview be pet free except for returning owners who had pets pre Katrina and they will be grandfathered. This would solve continuing problems.

## Hurricane Katrina 2005 Damage Deductible (does not include flood damage deductible)

Units	% of interest based on sq footage of unit	Amount of deductible	Amount owed by unit owner base on sq footage	# of units	times # of units
203-210, 212, 213, 216, 217 303-310, 312, 313, 316, 317 403-410, 412, 413, 416, 417	0.008223	\$ 588,000.00	\$ 4,835.12	36	\$ 174,064.46
230, 330, 430	0.008733	\$ 588,000.00	\$ 5,135.00	3	\$ 15,405.01
201, 301, 401	0.008555	\$ 588,000.00	\$ 5,030.34	3	\$ 15,091.02
202, 302, 402	0.007477	\$ 588,000.00	\$ 4,396.48	3	\$ 13,189.43
215, 315, 319, 415, 419	0.008443	\$ 588,000.00	\$ 4,964.48	5	\$ 24,822.42
231, 331, 431	0.008279	\$ 588,000.00	\$ 4,868.05	3	\$ 14,604.16
214, 314, 414	0.009171	\$ 588,000.00	\$ 5,392.55	3	\$ 16,177.64
222-229, 232, 322-329, 332, 422-429, 432	0.011805	\$ 588,000.00	\$ 6,941.34	27	\$ 187,416.18
221, 321, 421	0.011562	\$ 588,000.00	\$ 6,798.46	3	\$ 20,395.37
233, 333, 433	0.011775	\$ 588,000.00	\$ 6,923.70	3	\$ 20,771.10
218, 220, 318, 320, 418, 420	0.010505	\$ 588,000.00	\$ 6,176.94	6	\$ 37,061.64
234, 334, 434	0.01388	\$ 588,000.00	\$ 8,161.44	3	\$ 24,484.32
211, 311, 411	0.013894	\$ 588,000.00	\$ 8,169.67	3	\$ 24,509.02
				101	\$ 587,991.77

EXHIBIT "F" to the  
Declaration

HARBORVIEW CONDOMINIUMS  
SCHEDULE OF PERCENTAGE INTEREST  
IN COMMON ELEMENTS

Unit No.	Unit Description	Unit Square Footage	Percentage of Undivided Interest
203-210, 212, 213, 216, 217 303-310, 312, 313, 316, 317 403-410, 412, 413, 416, 417	1 BR.	676.5	.8223
230, 330, 430	1 BR.	718.38	.8733
201, 301, 401	1 BR.	703.76	.8555
202, 302, 402	1 BR.	615.10	.7477
215, 315, 319, 415, 419	1 BR.	694.54	.8443
231, 331, 431	1 BR.	681.11	.8279
214, 314, 414	1 BR.	754.47	.9171
222-229, 232, 322-329, 332 422-429, 432	2 BR.	971.12	1.1805
221, 321, 421	2 BR.	951.13	1.1562
233, 333, 433	2 BR.	968.69	1.1775
218, 220, 318, 320, 418, 420	2 BR.	864.23	1.0505
234, 334, 434	3 BR.	1141.84	1.3880
211, 311, 411	3 BR.	1143	1.3894

The foregoing Percentage Interest in the Common Elements has been determined by taking the approximate square footage of each Unit to the total square footage of all Units in the Condominium Property. The approximate square footage of each Unit has been adjusted so that each type of Unit will have the same Percentage Interest in the Common Elements, even though specific Units within each classification may have slightly different sizes.