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339 Ocean Boulevard Condominium Homeowners Association (HOA)
Annual Meeting Minutes
April 21, 2018

Prior to the start of the meeting at the Ashworth Hotel: 1) a sign-in sheet for all attendees was established at the entrance to the meeting room; 2) newly-prepared Owner's Handbooks were given to all attendees (owners not present will be provided a copy at a later date); and 3) a contact information form was handed out to all owners present to update their information for True North and the BOD. The contact form also contained a question asking each unit owner to indicate if they would give permission to release their contact information to other owners. Lastly, the following items were handed out to facilitate discussion during the meeting:

1. A package that included: 1) the meeting agenda, 2) the 2017 HOA annual meeting minutes, 3) the 2017 Income Statement and Balance Sheet, and 4) the proposed 2018 budget.
2. A powerpoint document that contained the agenda and supporting information for the meeting. A copy is included as an attachment to the minutes and may be referred to when reviewing the minutes.

Also prior to the meeting, it was determined that the telephone set up to permit members not present to call-in for the meeting was not working. Hotel technicians were unable to get it operational. Reportedly, at least two absent HOA members, Dave Hartnett and Michael Green, later attempted to call-in during the course of the meeting but were unable to do so.

The meeting was called to order at 9:10 AM

Steve Copley read a letter from Muriel Schadee thanking the BOD and all HOA members for their expressions of support and sympathy for her recent loss of Bob. Bob Schadee was our HOA's initial Treasurer and was instrumental in getting our financial system established and operating. He will definitely be missed.

Based upon the number of unit owners physically present for the meeting, as well as proxies received from absent members, a quorum of 92.4% was established.

An affidavit of Notice Mailing for our annual meeting was acknowledged.

The 339 Ocean Boulevard Condominium HOA annual meeting minutes for 2017 were reviewed and approved without further discussion. While discussing meetings, it was noted that to comply with changes in NH law our BOD would, in the future, have scheduled meetings each quarter in which HOA members may attend and meet with the board. The process for these meetings must still be developed, and the BOD will provide additional information to all members.

The powerpoint document was used as the primary vehicle to guide the remaining meeting topics. Before discussions began the attendees were reminded that our HOA is a community, and as such everyone was urged to please be courteous during discussions, and to not belabor or drag out discussions of issues.

Scott Barrett and Steve Copley reviewed the budget and financial summary outlined on page 3 of the powerpoint document. It was noted that for 2017 the association spent more than we received to the tune of approximately \$9K. They acknowledged that the current reserve fund is on plan having \$35,000, with a

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projected amount of \$50,000 by the end of 2018. For 2018 the budget, as presented, has been increased by 15.3%. Additionally, several items were not included in the 2018 budget (referred to as “below the line” items) pending a vote by the membership to determine if they should be included. Also, it was mentioned that a special assessment may be needed in the future to correct some building-related problems. Some discussion of the 2018 budget occurred:

1. Commercial unit owners would like to know whether they are being charged for the legal fees associated with one of the unit owners incorrectly taking a 3rd parking space. It was expressed that since the commercial unit owners do not have parking privileges that they should not share in the legal expense to recoup common ownership property. It was mentioned that we would check with the HOA attorney and get back to the commercial unit owners.
2. Commercial unit owners questioned how the flood insurance cost (not voted in) would be assessed. They felt that they may be exempt from this cost since they already are required to include flood insurance for their units. It was mentioned that they are responsible for their units from the outside of the unit in, while residential owners are responsible for their units from the wall in. It was noted that the coverage would apply to the entire building, and that all owners would be impacted in the event that there was a structural building issue due to flood or storm surge.
3. Before voting on the 2018 budget it was requested by the members in attendance that a line-by-line explanation of the budget plan be accomplished, since there were numerous questions. This was done later in the meeting, prior to the vote on the 2018 budget.

A report by the current HOA working subcommittees was given (page 4 of the powerpoint document). Ruth Barrett presented a brief overview of the new HOA Owners Handbook that was distributed earlier. She indicated that it contains information that will be useful for both persons living at our condominium for the first time, or those who have been here for a longer period. She indicated that it also contains a section concerning emergencies that we face living near the ocean. She further urged everyone to become familiar with the handbook, and stressed that it was a “living” document. She encouraged those with suggestions for improvement to contact her.

Steve Copley led the discussion of the Old Business Outstanding Topics, which are on page 5 of the powerpoint document. Most topics are self-explanatory; however some discussions occurred that are relevant.

1. A reminder that lock boxes have been installed on the outside of the wall next to each stairwell with a code access. A key that will open the door is located inside each lock box. It was asked if we could change the door codes to be a punch pad code system like the building access pad. There was some discussion that inferred that it may not be within code to have a punch pad on the door. No action was taken.
2. It was mentioned that a backup generator connection was investigated. The contractor indicated the cost would be somewhere in the \$30K -\$50K range for just installing the hook-up. He indicated that in the event of an emergency it would be highly unlikely that we would get a generator since emergency and critical services (hospitals, etc.) have first priority. As a result, the issue has been tabled, and will not be pursued further.

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3. Jeff Hathaway mentioned that the vent cleaning for his unit was scheduled for the week of April 22nd and that he would send both the insurance certificate and the vent cleaning certification documentation.
4. It was brought to unit owners' attention that the building power washing would be occurring over a 3-day period in May. One of the commercial owners said that through the busy season they have water occasionally coming down off the building and onto their customers, even in periods when there is no rain. The owner asked if there any way to stop that from happening. It was pointed out that the building was not built with gutters over the commercial units, and during windy times water does come off the roof and from other areas, particularly under deck planking. Peter Sorrentino mentioned that his unit on the 5th floor does not have a roof over the ocean facing deck and he noticed that when there is a heavy wind, water does pour down onto his deck. Also, Ted Alex (True North) mentioned that their periodic roof checks have revealed ponds of water on the flat roof that could potentially be blown down in heavy winds.

Steve Copley next presented an overview of the findings from the contractor inspection of numerous water intrusion issues in our building (page 6 of the powerpoint document). These findings are largely self-explanatory; however, there were a few additional points of discussion:

1. Bob Preston, Unit 404, mentioned that he also had water intrude from the ocean side front deck, and asked that his unit be added to the list. The BOD confirmed that whatever is finally done, for addressing the water intrusion from the doors, would be applied to all unit owners. It was felt that the new door being proposed with better sealing and triple locks may solve the problem. Bob also mentioned that his insurance company would only give him \$9,500 to correct his floors that were impacted by water intrusion, and that was not an adequate amount to fix the flooring. He asked the BOD to provide a written response on what the association was going to do to rectify the problem. A discussion ensued concerning how the flooring materials were substandard and not the "hardwood" floors outlined in the purchase and sale agreement. Additionally, it was mentioned that the floors were not installed properly and the installation instructions indicated that the flooring may be not be suitable for ocean front properties where the humidity can be substantial at times.
2. During the course of discussions of the water intrusion issues, topics from the recap of the unresolved original building issues (appendix of the powerpoint document) were brought into the discussion. At the end of the review of the water intrusion issues, the frustration with the lack of responsiveness by the developer/builder had reached a point where it was felt that the HOA needs to take some action. It was suggested that each unit owner notify the NH Attorney General of the original building construction issues still not addressed by the developer/builder. This action was generally accepted by those in attendance. It was felt that if enough unit owners sent a letter that it may cause the Attorney General to investigate. This might motivate the developer/builder to fix the defects from what is perceived to be inferior construction and materials. Also, it was suggested that we needed to find a litigator that would be aggressive in the event corrections are not made. One of the unit owners mentioned that he had a few names for consideration. Additionally, concerns were expressed by some that if the building issues become too public that it might adversely impact the ability of owners to sell units, cause the building to be devalued, or have other adverse consequences. It was determined that there should be coordination on notifying the Attorney General. It was suggested that we should have an owners committee to

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address this issue. Everyone acknowledge how frustrated and tired they were with the unresolved original construction issues. Alan Shackelford offered to head the committee to draw up a document, with the help of other unit owners.

3. There was a question about what the estimated cost of getting the original construction issues fixed would be. The answer was that do not know since we still have not found the cause of some of those issues. Currently, based on the fixes that we know of, it was felt that it will cost each unit owner roughly \$5000. Floors are not included in this estimate.
4. A discussion about the stairwells not staying warm in low temperatures occurred. Everyone was made aware that propane heaters were used to maintain an adequate heat level during a few days when the heat in the stairwell was below freezing. There is still investigation going on about possibly putting gas heat in the stairwells or putting anti-freeze in the sprinkler system.
5. It was mentioned that another wind shield attached to one of the heat pump units on the roof recently blew off. Each roof unit has had a shield installed, reportedly to improve performance of the units during windy conditions. At this time two units are missing shields. It is apparent that a more permanent solution needs to be found.

Steve Copley indicated that the proposed by-law changes were recommended by our association attorney. The reason for change was to clarify the by-laws, and to ensure they are in full compliance with NH condominium-related laws. A discussion of each change occurred followed by a separate vote on each. All changes were approved by more than a 2/3 majority of all association members present or by proxy. There were some discussions that are highlighted below:

1. A discussion of the by-law change on requiring unit owners to have loss assessment insurance coverage was required to clarify the issue. It was pointed out that loss assessment coverage is generally a standard provision in most condominium owners individual policies. Thus, this is likely not an issue for most owners. It was recommended that since the master insurance policy deductibles are \$5K or \$10K, depending upon loss, home owners should ensure that their policies contain at least \$10K or more of loss assessment coverage. Also it was noted that in the event of a loss, there could be a circumstance where a unit owner could be assessed the entire amount of the deductible, or could be assessed if there was a loss where the master policy was exhausted.
2. Because of confusion in the wording of the by-law regarding the term of board seats, it was agreed to change it to read “one commercial position and four residential positions.”

Prior to the election of new board members, Steve Copley recognized John Caligaris and Jimmy Aboukhalil, two owners who have served on the board for the past two years and were not running for reelection. He thanked them for their outstanding voluntary service to the HOA community, and commended them for their contributions to the board. The election of new board members was then accomplished. Since there were four vacancies and four candidates, Steve asked if there were any nominations of additional candidates from the floor. No nominations were made. The four candidates were thus elected by unanimous consent of HOA members present or by proxy. The board of directors for 2018 will be:

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Steve Copley (2 year term) – President
Peter Sorrentino (1 year remaining) – Vice President
Scott Barrett (1 year term) – Treasurer
Phil Bosma (2 year term) – Secretary
Dave Hartnett (2 year term) - Commercial Representative

Scott Barrett and Steve Copley conducted a line item review of the budget. At the conclusion of the review the 2018 budget was voted on and approved; however, the vote for “below the line” items will cause the budget to increase. A revised budget will be made available to the HOA membership when the board completes incorporation of the new items, and resolution of questions raised during the review. Following are some of the items that were discussed during the course of this review:

1. The commercial units mentioned that they were paying a fire extinguisher inspection fee and the association is also paying. There was concern that we were getting double billed. It is estimated that there are 26 fire extinguishers on premises and 2 in each commercial unit. This cost will be verified.
2. A question arose over how much we have paid for legal fee over the parking space dispute with Michael Green, and were told that it was \$9000 to date. It was shared that the BOD has tried to settle with Green a number of times and he continues to assert that the 3rd space is legally his. A court hearing is scheduled for the early fall.
3. One of the commercial owners asked what they pay for the snow plowing, and they were told nothing. The by-laws do not require the association to clear the front of the commercial units, but that the BOD has asked the snow clearing contractor to make sure those unit owners have a clear path to their doors, if possible.
4. It was mentioned that Steve Copley has negotiated a reduction in the trash collections fees for both the summer months and the winter period when there is less pick up.
5. The repair of the pergola and cover for unit 501 was mentioned, and that it would cost around \$3,500. Phil Bosma indicated that he talked directly with the company that provided the pergola materials, and was told that “should be” adequate for the NH shore. They advised him that a similar structure was totally undamaged during the recent Miami hurricane.
6. It was mentioned that during the last Stormwater Management Annual Inspection (an association requirement) it was noted that a drainage pipe was clogged with grease, and the situation was very close to causing water to back up into the building. There may be a need to conduct a dye test to determine from where the grease is coming. Unit owners present at the meeting were reminded that they should not put grease down any drains.
7. Sue Welch asked for the breakdown of line item 39, Repairs and Maintenance - Other. The details of this item were not available at the meeting. Sue was advised that this information would be obtained, and provided separately after the meeting.

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8. A discussion concerning maintenance of the roof heat pump units was held. Some owners have experienced blown fuses of the roof units that must be reset by a contractor. This is an owner expense. Some unit owners found that on windy days that the fuse can be triggered, and that if the owner waits until the wind subsides that it may reconnect from the breaker box inside the unit. Ted Alex from True North mentioned that he would look into having the heating firm Alliant provide a contract to individual unit owners who may desire to use that firm.

9. During the discussion of the line item for separate budget items, clarification was requested by the members. This was referred to as “below the line” budget items that were not included in the 2018 budget, pending a vote by the HOA members. Approved items will be added into the budget.
 - a. John Caligaris briefly explained the flood insurance. This was an item presented to the HOA last year and was voted down. This coverage provides insurance protection up to \$7 million in the event of a flood or storm surge. Our master policy does not cover these events. It was noted that our building is not in a flood plain, nor has it ever had flood insurance.

 - b. Peter Sorrentino briefly described the security system that was deemed to be appropriate at 339. The estimated cost is \$5K. It consists of 7 cameras mounted in strategic locations in and around our condominium. The cameras are not directly monitored; however, they activate on motion with the resultant images stored on a hard drive for later review and retrieval as necessary. Discussions concerning the potential uses of camera output, and the value of actual vs “dummy” cameras ensued.

 - c. Steve Copley discussed the addition of power washing the front of all units on the building. It has already been decided to power wash the front of the building at the same time as the rest of the building to preclude problems when individual owners clean their fronts at different times. The HOA membership has to decide as to whether each individual owner would personally pay the contractor (assuming they had their unit washed) or whether the association would pay. The contractor price for each unit was the same either way.

10. The “below the line” budget items were voted as follows:
 - a. Adding flood insurance (\$10K) – voted, did not pass

 - b. Adding security cameras (\$5K) – vote passed

 - c. Adding cost to power wash the front (\$2.2K) – vote passed

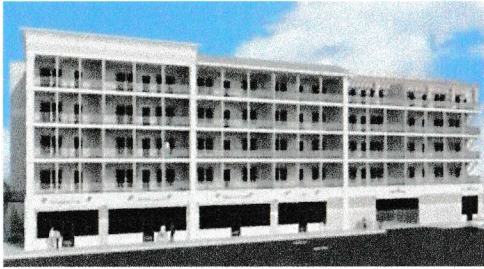
Jeff Hathaway mentioned that one of his other condominiums has a capital improvement plan that is reviewed annually by the owners. This is used as a means of planning for future reserve fund expenditures. Jeff indicated that he would send a copy of the plan to the BOD for their consideration in developing a similar plan for our condominium. Ted Alex mentioned that True North could work with contractors to obtain projected costs for replacing capital items, and provide a report to the BOD.

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There were some items that came up during the open session for unit owner feedback:

1. The fairness of the assessment of legal fees to the commercial units came up again, and it was agreed that the BOD would look into this issue, as well as other common area allocations, and get back to commercial unit owners.
2. It was brought up that the legal action against Michael Green illegally taking common owner parking space should have been brought up for a vote by the association. A discussion ensued around the issues. It was noted that the BOD was acting based upon the results of a straw vote (non-binding) taken of the attendees at the HOA meeting held December 9, 2017, in which members present favored pursuing the issue.

Before adjourning the meeting, the attendees were reminded to update their contact information before they left. The meeting was adjourned at 11:50 AM



339 Ocean Boulevard Condominium Homeowners' Association 2018 Annual Meeting

Saturday April 21st, 2018

Location: Ashworth Hotel

Time of meeting: 9 AM to 12 Noon

Conference Call in number: **603-267-4384**

Password: **Not Required**

APPENDIX

Meeting Agenda

Topic	Page
1. Welcome	
2. Roll Call	
3. Establish Quorum	
4. Affidavit of Notice Mailing	
5. Review and approval of 2017 annual meeting minutes	
6. 2018 Budget Discussion	3
7. Old Business: <ul style="list-style-type: none">• Subcommittee Results• Outstanding Topics Status• Independent Contractor Review of Water Intrusion Issues	4 - 6
8. New Business <ul style="list-style-type: none">• By-Law Changes• Open Forum for Unit Owners	7 - 8
9. Vote/Tallying of Election Ballots/Results	9
10. Adjourn	
11. Appendix – Original Construction Related Issues	10 - 11

Calendar Year Budget Summary

Status Item	Comments
2017 Budget vs 2017 Actual	<ul style="list-style-type: none"> • Difference Between Budget and Actual: -\$9,175 <ul style="list-style-type: none"> • Elevator Maintenance variance • Professional Fees variance • Repairs and Maintenance variance • Temp Monitoring Installation • Maintenance Reserve Fund Balance as of 12/31/2017: \$35,000 (on plan) • “Below the Line” items for discussion for inclusion in 2018 budget: <ul style="list-style-type: none"> • Flood/Storm Surge Coverage: \$10K (est) for full coverage (\$7.1M @ \$5K deductible) • Purchase Security Cameras: \$5K (no monitoring fee required) • Power Wash Front of Building: \$1,440 (Scheduled for 5/16 – 5/18) • Special Assessment: Additional cost is \$TBD <ul style="list-style-type: none"> • Sprinkler Pipes Anti-Freeze (Stairwell Heat Issue) • Water Intrusion (includes fixing/replacing beach side deck door) • Replace Oceanfront Lights
2018 Budget	<ul style="list-style-type: none"> • 2018 Budget vs 2017 Budget: Increase of \$17,758 (15.3%) <ul style="list-style-type: none"> • Initial Independent Water Intrusion Investigation: \$ 3,775 (incurred) • Fixing Portico Outside Front Balcony for Unit 501: \$ 3,500 • Dryer Vent Cleaning \$ 2,400 • Legal Fees \$ 10,000 • Impact on Condo Fees: TBD • 2018 addition to reserve fund: \$15,000 / Projected balance at 12/31/2018: \$50,000

Old Business - Subcommittees

Subcommittee	Volunteers	Current Status
<p>1. 339 Owners Handbook</p> <ul style="list-style-type: none"> - Includes Formalization of Documentation (By-laws / Rules / Fines / Renters / Etc.) 	<ul style="list-style-type: none"> • Ruth Barrett (Lead) • Roanne Copley • Kara Hartnett • Dave Mould • Joe Mancini 	<ul style="list-style-type: none"> • Being distributed
<p>2. Emergency Plan (eg. Power Loss / Storms / Etc.)</p>	<ul style="list-style-type: none"> • Phil Bosma (Lead) • Dave Mould 	<ul style="list-style-type: none"> • Complete – Part of Owners Handbook
<p>3. Construction Issues – Path Forward</p>	<ul style="list-style-type: none"> • Steve Copley (Lead) • Dave Hartnett 	<ul style="list-style-type: none"> • Independent contractor has completed an initial review - findings to be discussed.

Old Business - Outstanding Topics

Topic	Comments / Status
Changing Door Entry Codes	Status: Being Changed (May 2018)
Install Key Lock Box for Stairwell Access	Status: Complete
Installing Security Cameras	Status: Ballot Vote Today
Back Up Generator	Status: Tabled due to cost (\$30K - \$50K For Installed Receptacle/Switching Hardware; Generator availability an issue)
Access to units (Emergency)	Status: Permission form sent to unit owners for their completion (True North or the Board will not enter without form)
By-Laws Changes	Status: Ballot Vote Today
339 Owners Handbook	Status: Being Distributed
Vent cleaning for Pizzeria 339	Status: Awaiting Certificate of Cleaning from Unit owner
Dave's Towing Stickers	Status: Signs with contact info for Dave's Towing to be posted
Power washing	Status: Planning for May 2018 – Ballot Vote Today

Old Business – Contractor Inspection of water intrusion

(On Wednesday March 28th, the BOD commissioned an independent contractor to look into some of the repeated water intrusion issues)

Areas of Concern	Initial Findings
Water Intrusion on North Facing Window	<p>Units affected: 301 and 401</p> <p>Initial Findings: Found separation of corner boards near unit 501 (NE Corner)</p> <p>Action: Fix or replace corner boards and see if problem goes away.</p>
Water Intrusion from Ocean Side Front Decks	<p>Units affected: 102, 103, 201, 302, 304, 305, 306, 401, 403, 405, 501, 502, 504, 505 (14 units)</p> <p>Initial Findings: A number of the ocean side residential deck doors were tested with water and consistently leaked</p> <p>Action: Repair/replace all ocean facing doors for residential units.</p>
Water Intrusion from Ocean Side Windows	<p>Unit affected: 305,401, 402</p> <p>Initial Findings: Nothing apparent from removal of siding, but water may be coming in thru door leaks above the unit due to driving rain</p> <p>Action: Repair/replace all ocean facing doors for residential units.</p>
Water Intrusion thru Ceiling (presents around sprinkler heads)	<p>Unit Issue: 505</p> <p>Initial Findings: Nothing definitive. Section of siding missing on North side of unit 505 parapet.</p> <p>Action: Fix the siding on the North side of the parapet. If the leak happens again, contact contractor immediately to come over to try to determine source of leak.</p>
Water Intrusion Causing Rusting of the Steel	<p>Unit issue: Numerous issues</p> <p>Initial Findings: Direct cause not established</p> <p>Action: Major deck disassembly needed to determine source</p>

New Business – By-Law changes

Proposed Change	Description
ARTICLE XV - INSURANCE	Adding a By-laws requirement for all unit owners to carry loss assessment insurance
ARTICLE I – BOARD OF DIRECTORS	Modifying 1) BOD make up to clarify that no more than one BOD member should be from the commercial units and 2) updating the BOD staggered term provision.
ARTICLE II – MEETINGS OF THE BOARD OF DIRECTORS AND ASSOCIATION MEETINGS	Updating wording to better align with New Hampshire law
ARTICLE V – COMMON EXPENSES	Added two (2) additional clauses to give the association recourse against unit owners who are delinquent with their fees
ARTICLE XXII - ARBITRATION	Removing the existing arbitration clause that directs disputes to AAA Boston which is an expensive jurisdiction.

Note: The above changes have been recommended by the association's condo attorney and approved by the Board of Directors; 4 – Yes; 1 Absent.

New Business - Open session for unit owners feedback

Topics	Comments

2018 BOD Nominees – Tallying Votes

- 2018 Nominees for the BOD* (Note: four nominees for 4 positions)
 - Steve Copley
 - Scott Barrett
 - Phil Bosma
 - David Hartnett (Commercial Rep)
- Current 2 year positions:
 - Peter Sorrentino, Vice President
 - Treasurer (temporarily filled by Scott Barrett) – **OPEN** to be voted on
- Expiring Positions
 - Steve Copley
 - John Caligaris
 - Jimmy Aboukhalil

*The Nominees above submitted their name for the 2018 339 BoD within the prescribed time frame

Appendix: Developer/Contractor issues since transfer

Major Issues	Summary Comments
February 2016 Water Damage (resulting from inadequate heat in the building)	<ul style="list-style-type: none"> • At transfer, notice was given by the develop/builder that an additional heat source would be made available. • Feb 2016 - Sprinkler pipe burst resulting in damage to seven units • Cost of damage exceeded \$750,000 • BoD primary focus was getting owners back in their units before the summer season (mostly done by June 1st) • Outside engineer hired by the BoD confirmed that the Panasonic Heat/Air Conditioning system required a secondary heat system, and confirmed that the ceiling unit solution would provide adequate heat "if" the building was built to its specifications. • Developer/Builder agreed to put in the secondary heating in all units and additional heating in the stairwell • Back up heating units installed • Additionally, temperature monitoring devices were placed in common areas and in all units (except 505) • BoD negotiated and reached a settlement with Green with regards to most of the cost incurred by the association due to Feb 2016 water damage that were not reimbursed by insurance.
406 Unit owner (Green) changed deed to have extra parking space	<ul style="list-style-type: none"> • Per the By-laws, each residential unit owner is allowed two parking spaces • 406 Unit owner changed his deed to get third parking space. • BoD is working with outside attorney to rectify situation.
Failure of past repairs to correct water intrusion	<ul style="list-style-type: none"> • Water intrusion from the ceiling of unit 505 into the unit • Water intrusion from the door area of the deck into the unit • Water intrusion from the windows into the unit • Water intrusion causing rusting of the steel
Other items	<ul style="list-style-type: none"> • Promised to replace Oceanside sprinkler heads with stainless steel ones where they were not originally put in • Promised to fix the fascia board separation in the front and back between units 202 and 203 • Heating in stairwells insufficient to keep temperatures above freezing during cold spells (New) • See page 11 for other items

Appendix: Unresolved Original Building Issues - Recap

Area of Building	Unresolved Issue Comments
Roof	<ul style="list-style-type: none"> Water leaking into unit 505, Heat Pump Wind Shields (blowing off – one wind shield missing)
Front Deck Doors Leaking	<ul style="list-style-type: none"> Subject to wind driven rain (Multiple Units)
Windows Leaking	<ul style="list-style-type: none"> Subject to wind driven rain (Multiple Units)
Rusting	<ul style="list-style-type: none"> Sprinkler heads, Outside light fixtures, Stairwell Doors, Structural Steel, etc...
Flooring	<ul style="list-style-type: none"> Buckling, swelling, peeling, lifting
Soffits	<ul style="list-style-type: none"> 5th floor deck roof soffits continue to fall down
Pergola	<ul style="list-style-type: none"> 5th Floor Pergola for unit 501 severely damaged
Decking	<ul style="list-style-type: none"> Lifting up on Front Deck of Unit 202
Exterior Molding	<ul style="list-style-type: none"> Exterior facing between unit 202/203
Interior Molding	<ul style="list-style-type: none"> Separation of moldings / ceiling and wall cracking
Deck Railing Components	<ul style="list-style-type: none"> Cracking & finish coming off numerous components
Elevator	<ul style="list-style-type: none"> Cold weather issues shut down elevator
Shower Leaks	<ul style="list-style-type: none"> Still an issue? Mold?
Stairwells (New Discovery)	<ul style="list-style-type: none"> Heat source insufficient to keep temperature above freezing (Sprinkler Issue)