

SURFSIDE III

January 2006 NEWSLETTER

SPECIAL ASSESSMENT VOTE BY HOMEOWNERS

There are two options on how to vote for the Special Assessment

Option 1: call a special meeting, at which a quorum of homeowners is required either by being present or proxy (50%, plus 1, of the owners) or 155 owners, and the majority of the quorum must approve the assessment. Essentially 26% of the owners must approve it.

Option 2: we do a mailing ballot, in which case a simple majority of all owners must approve the assessment. The Board feels option 2 is more ethical and appropriate, as this is such an important issue.

That being said, the current Board does not feel doing only partial repairs is the correct thing to do. For example, replace the elevators for \$600 to \$700K, and not fix the drainage so water does not get in to the bottom elevator wells and start to destroy new equipment could be construed as negligence, the same with spending all the money to fix the plumbing, do the remediation of mold, and the wall repair and paint, and not repairing water leaks from the roofs, windows, dry rot and poor gutter systems, allowing more mold to develop and then we are back to opening walls again.

Since the **VOLUNTEER BOARD MEMBERS**, do not feel a partial fix is appropriate, we will be pushing for a vote on the entire project for the end of January, beginning of February. We are not doing a straw poll first. We feel it is our obligation to let you vote on the whole project.

COMMITTEES

We still need additional volunteers for committees, all committees, for this Board or the next. Submit you name and the committee interest, immediately, to Spectrum if you are interested.

We are also looking for members for an Ad Hoc committee to look at developing common area property so as to obtain some income.

DECEMBER 6TH MEETING

At the meeting, it was brought up by a homeowner that Spectrum was telling the Escrow companies that there was a proposed special assessment for \$57,000.

Spectrum, on behalf of the association, is obligated to respond to the requests sent by the Escrow companies and demand letters from the Bank, and answer legitimate questions posed. To not do so would be a violation of California Law, Civil Code 1368. At that same meeting, a homeowner stated that the Board and Spectrum are using relatives to do work. Neither the Board nor management has any relatives working for the association as an employee or a contractor.

SPECIAL ASSESSMENT

So it is clear to everyone, the Board and Spectrum feel that the priority of work for the special assessment is to get the following done first; plumbing, testing, the remediation, and repair of the drywall as well as the elevators. While this is being done, we then need to get Destructive Testing done by the engineer, so we can better estimate the extent of damage, i.e. dry rot, etc., and do the scope of work, get bids, get permits and have the work started on the close second priorities. Items such as roofs, dry rot (includes posts for balconies, T111, fascia etc.) stucco repairs, re-painting with the elastomeric paint (which seals wood and stucco around window frames and door frames to prevent leaking), as well as gutters and drainage, to prevent water from flowing toward the buildings and elevators, as well as decking and

railing, which are safety issues. Please note that the city wants all railings etc. to be uniform. We can not have different types of railing on different units. Sidewalks, pavement and common area electrical items would be last priority, as they would be possibly damaged by equipment during all the other work.

BACK-UP

There was a back-up in one of the buildings that effected 8 units on the first floor. Cheri spent from 9 o'clock at night thru the next day, working with plumbers, service master etc. Because of her efforts there was minimal damage, and no NEW mold was created. This saved the association a great amount of money. She is often working on these types of issues when you call and want her to drop everything to take your call. Spectrum has hired an additional person dedicated to SSIII, to try and answer calls quicker and respond to messages quicker.

TREE TRIMMING

Coral Tree trimming is scheduled to start on February 4th

NEXT BOARD MEETING

January 25th at 7 pm in the clubhouse

HAVE A SAFE HOLIDAY, THE BOARD OF SSIII