

Surfside III
Homeowners Association
Project Newsletter III, May 2007

Report from Stonemark Construction Management
Elevator Repairs About to Begin!

Following is an update from Stonemark Construction Management on the progress of the project at Surfside III HOA. The next phase of work is repair and renovation of the building elevators.

As we reported in our March Newsletter, during our inspections and destructive testing on the elevator shafts, we found that the stucco building envelope was not watertight, primarily due to original construction defects. With the Board's approval, we went out to bid for renovations and repair work of the stucco and roofing surrounding the elevator shafts and modernization of the elevator cabs and equipment. The work on site is now about to begin.

The elevator repairs will be sequenced into two phases:

- Phase I. The general contractor will make repairs to the interiors and exteriors of the building and elevator shafts so that any water damage is addressed and the shafts are made watertight.
- Phase II. The elevator contractor will perform repairs to the elevator cabs and mechanical systems to upgrade and modernize them for improved service.

Expect the elevator repairs to begin soon. Two-week and three-day Notices will be distributed throughout your building to inform you of the imminent start date. Work is expected to be performed over a six-week time period, and may occur over 2-3 week periods with a period of time in between. Exact details and sequencing will be worked out with the Contractors shortly. We will give plenty of notice to homeowners when your building is next in line for repairs.

We appreciate that being without an elevator will affect you all. We appreciate your patience and cooperation and will work to coordinate repairs as efficiently and as quickly as we can so as to minimize elevator downtime. We plan to keep you informed as the project moves forward. Please do not hesitate to contact us with any questions.

If you have questions regarding this process, have mobility issues such that you require an elevator to access your unit or if you need help with other special needs or concerns, it is your responsibility to contact Marcy Sherbok immediately at (805) 488-8484.

Look forward to upgraded and refurbished elevators with faster and smoother service!

Stonemark Construction Management
On Behalf of your Board of Directors