April 25, 2016

Dear owners,

Our post meeting update email.

First please find attached the minutes from our January, February and March meetings. Aprils will be available when they are formally approved after the May meeting. There has been a great number of developments for East Horizon. For the first time in a long time we have 83 units paying the monthly fees. We hope our new resident in 211 is able to take possession of her unit very soon. Our financial position is healthy and improving as we address many needed issues. YTD we are $3000 under budget. Any and all issues that we are addressing are done with the best products and services available with the most cost effective use of our funds. This is accomplished by research, vendor input, multiple bids, and evaluations.

I want to thank Scott Wilfong for the dedication in meeting with vendors, assessing the needs of the facility, addressing the constant daily issues that arise and developing a 1, 3, 5 and 10, year plan for our repairs, upgrades and improvements.

**What has happened and what is happening and what we are planning:**

We have taken bids for the Air Conditioning unit for the multi- purpose common area and have approved replacement. Should be completed within 7-10 days.

We have taken bids and approved repair/replacement of our most safety critical issue --the electrical boxes on the roofs—related to the A. C. units . This is a major under taking and will require a cooperative and well-coordinated effort on the part of the board and all residents. We will need to access all units in order to properly correct the issues/repairs and improvements. We will be posting and coordinating with residents as your building and stack is scheduled.  There are some roof modifications associated with this work which was also approved.

  We had the common area locks serviced/repaired as we continue to look at options/upgrades and alternatives to our current lock/key policy.

We have secured pricing on several options to replace a minimum of one of the elevator room air conditioners. If others are in need of replacement, <doesn’t appear to be> they are approved. (required to maintain acceptable temperature for proper elevator operations)                                                  .

The pool gas heater has been replaced, with full warranty in place. After some intense negotiation, it was replaced at no cost to the association under warranty.

Unexpectedly our pool pump failed and was aged with no warranty. We bit the bullet on that and it has been replaced and now under warranty.

The new well has been finished and the irrigation system has been functional. We are waiting on the results for status evaluation on the irrigation system and are looking at a possible maintenance contract—we will compare it to the time and materials we have spent over the past few years  in house  to determine which is most cost effective and efficient.

Fire inspection has been completed, required corrections cited during the inspection have been complied with and the re inspection has been approved.

We are getting quotes for garage doors painting and we are requesting guarantees/warranties as well.

A complete assessment as to the status and needs for our elevators has been completed, some of the required actions are being addressed with our insurance carrier in order to offset

some cost.(this due to some repairs relate to a roof leak) The necessary repairs/ upgrades will be addressed in the second or third quarter of this year.

The roofs need some minor repair work which was approved and will prevent further and more costly damage; otherwise we have received several evaluations of the expected life of each buildings roofs, so we can plan reserves accordingly. Just a note, our roofs are in pretty decent shape, which allows us ample time to accrue reserves. We are looking at contracting for a semiannual pressure washing and cleaning service  in order to facilitate the life expectancy and comply with  requirements  to keep the material warranties in effect.

The Generator is in need of a new radiator, it has not failed and no one can predict if and when it may. We will not address this until the closure of Hurricane Season, because the

down time for such a rebuild would involve a considerable amount of time therefore we want to perform this work in the fourth quarter.

Teri Wilfong has been compiling copies of all vendor contracts, agreements and insurance certificates, nearly completed and secured in the office.

While there are more issues we are looking at and planning, this summarizes the major actions. While it seems overwhelming (and it is) we are in pretty good shape and barring any major unforeseen issues (which we have addressed all major area of concern- so major unforeseen shouldn’t happen) our treasurer (Doreen Medvigy) is managing the budgeting effectively to meet our needs.

**Here are a few points and reminders :**  Please remember that this is  OUR community, all of us—please be vigilant if you see something happening or an issue of concern that affects the safety and financial well-being of our facility. Please pay attention to excessive water use, electricity use, in common areas. Our utilities are becoming our greatest monthly operating expense. Maintaining 75 degrees for the lobby air conditioners and the common area / rec room/exercise room is essential.

Please contact the management company first, for any and all issues and concerns that you feel are the responsibility of the association. We need to have a record log that is fully accountable. Many times our maintenance person and our director of maintenance will be involved but we need that document trail. Please refrain from contacting Jim (our maintenance person) directly as his time and scheduled activities are already very demanding.

Especially report any concrete issues need to be reported so we can address temporary repairs as we are planning our concrete restoration program completion and planning a next phase strategy.

Make sure everyone has current keys submitted to the board to keep in our safe; for access in the event of emergencies and repair issues such as the electrical boxes,-- which again will take a concentrated effort of coordination.

We very soon will have a site location which will be able to be accessed to download minutes, reports, and insurance documents and any other documents that will be important to our owners.

Finally, our committees will be finalized April 30th and we will be in contact with the chairperson(s) to set up initial meetings, and outline the intended purpose and issue the committee(s) will address.

Respectfully submitted on behalf of the board of directors

Terry O’Grady