



HOMEOWNERS ASSOCIATION INC.

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April 20, 2020

Dear Homeowner:

In the course of working on the first few buildings, the contractor has made us aware of some repairs that may apply to your home. These repairs can be and should be addressed prior to the reconstruction of your building. This will ensure a smoother, cleaner and safer operation.

Some of these repairs may not be covered by the funds reserved for the Siding Reconstruction Project, but rather are the responsibility of the homeowner. These include decks, windows, doors, sliders, outside cable wires, worn/rusted electrical meter boxes, worn/rusted outlets/light boxes. In some cases, items may be deemed as optional repairs, in others it may be determined that certain items must be repaired promptly.

In an effort to minimize surprises prior to the siding reconstruction of your building, the project engineer will be inspecting each building within the next few weeks to identify some of these issues. You will be notified if there appears to be any issues that are homeowner responsibilities. We are encouraging you to address the items that can be repaired prior to the reconstruction of your building. This will give you time to prepare and budget for unexpected homeowner expense, and also enable the contractor to work quickly, safely and efficiently.

We are told by the siding contractor that repairs or replacement of decks, windows, doors and sliders are better done prior to the siding project. There are specs that have been approved by the contractor and our Association to meet the requirements necessary to accommodate the new siding. Modification forms must be submitted for approval of these items or any other exterior changes/repairs. This will ensure you have the proper specs and approved material. If you are unsure if you need a modification, please contact the office before starting any project.

Many homeowners have cable lines running outside their homes. This is not permitted. All cable lines are required to be run inside homes. Please contact your cable company to have this matter corrected. The contractor will not be responsible for cable lines accidentally cut from the outside when reconstructing your unit.

We have also found that some BBQ gas lines may need to be rerouted because they have not been installed per Seaview's specifications. The specs would have been provided with the modification approval form. If you bought your unit with an installed gas line, please

contact the office to verify an approved modification has been filed and installed per Seaview's specs. If you installed a gas line without a modification, please contact the office to ensure you have the proper specs and complete the modification form. This needs to be addressed immediately.

Residents are responsible for decks as well. Please ensure your decks and steps are maintained and are in safe condition. You will be held liable in the event of any accident resulting from decks and steps that are in a state of disrepair. Please address this matter prior to the siding reconstruction of your building.

Again, we are encouraging you to make these changes before construction if possible. As a reminder, all contractors must meet CDC guidelines and the requirements of the Governor's Executive Order.

As for the short term schedule, we will be continuing the project from Seaview Ct. on to Seaview Circle.

We are in compliance with the Governor's Emergency order concerning construction projects. Since all of siding has been determined to be at "End of Life" the project meets the essential requirements. The construction crews are following all safety guidelines concerning social distancing as well as the landscapers.

Let's look after each other in our little island community and get through the Covid-19 crisis and our reconstruction project as quickly and safely as we can.

Thank you. Stay healthy and stay safe.

Sincerely,
Seaview Island Board of Trustees