



HOMEOWNERS ASSOCIATION INC.

120 Sea Spray Lane, Neptune, NJ 07753...Fax: (732) 988-8758 Tel: (732) 988-0023

June 3, 2020

The Board and Management would like to inform residents of the "tentative" construction schedule for the next 6 months.

June –July 300-310 Seaview Circle  
200-212 Seaview Circle

Aug - Sept 201-212 Spinnaker Way  
100-114 Sea Spray Lane

Oct - Nov 363-377 Sea Spray Ct  
347-361 Sea Spray Ct

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*Please attend to any window and door replacement as well as deck repairs before construction begins on your building. This will ensure that the contractors will be able to work efficiently and not be delayed with homeowner repairs.*

***YOU MUST CONTACT MANAGEMENT BEFORE ANY REPLACEMENT OF WINDOWS, DOORS AND DECKS FOR MODIFICATION REQUIREMENTS AND TO ENSURE YOU OR YOUR CONTRACTOR HAVE THE PROPER SPECS. Deck spindles must be replaced with same size as existing. See management for clarification to avoid violations and revisions.***

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Our engineer has put together a timeline of what to expect as the work begins and progresses so homeowners have an understanding of each step involved with this project.

- 1.) The contractor will be removing all existing cedar siding and existing thermalply from the building.



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- 2.) The Engineer on site will inspect for any deterioration, rot and/or termite damage of all exposed framing members. If needed, the contractor will be advised to remove and replace with all new lumber.
- 3.) The contractor will install new ½" CDX plywood (except in the roof areas where new plywood was installed as part of the roofing installation in 2009) and install water resistant building wrap over the entire building
- 4.) The contractor will install all new trim which includes but not limited to window and door flashing, roof flashing, roof rake boards, fascia boards and soffits.
- 5.) The contractor will install the Hardie Siding on the entire building.
- 6.) Once the building is deemed complete by the contractor, our Engineer on site will walk the entire building and look for any defects and/or deficiencies and then creates a punch-list for the contractor to make all necessary repairs and/or replacement of the work.

During the demolition process and/or replacement of any framing member you may experience some interior damage to the exterior walls that include, but not limited to, cracks and nail pops which is common for this type of extensive Capital Improvement Project. Please note that some buildings may experience more interior damage than others depending on the extent of deterioration.

All residents should allow the contractor to complete the punch list before contacting Management with their own punch list items. Once the punch list is completed by the contractor, Management will notify residents that the work has been completed on your building. If you have any concerns or questions regarding the additional items, please contact the Management at that time.

We hope this will help residents understand the process and allow the contractors to work on the building to completion before prematurely contacting management.

On behalf of the Board of Trustees,