



HOMEOWNERS ASSOCIATION INC.

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

February 21, 2020

Re: Siding Project

We are well into the first building in the project and there are some important items that we all need to be aware of.

As the siding project moves forward, we thought it was important to take this opportunity to provide you with our findings to date with respect to issues uncovered during construction and some costs that might occur.

Lemus Construction reports that the siding removal has revealed a great deal of damage to window and slider door structural framing members. This damage must be repaired before the new siding can be installed. The Association will be responsible for replacing the rotted wood. However, the removal and replacement of the affected windows and sliders is an owner expense, which will be billed to the owner by the Association. This does not mean that this issue will appear on every unit, but if found at your unit, it will have to be addressed.

To help you prepare for this expense, below are the costs the contractor will charge for each door and/or window removal and replacement that is found and directed by the project engineer:

Single window \$200	Twin window \$300	Triple window \$400
2 panel slider \$500	3 panel slider \$700	

Rest assured that only those homes that absolutely demand attention will be done.

Lemus Construction has also notified the association that, during the siding work, they have come across homes where the front deck steps have pulled away from the stringers. In one case a worker fell through the steps. Please note that this issue is unrelated to the siding project and all owners are required to immediately inspect/repair the front steps as needed. Be reminded that owners, as the responsible party for the maintenance and care of the front steps and decks, could be held liable in the event of any accident resulting from steps and decks that are in a state of disrepair.

Another homeowner issue we have found is that many outdoor electrical outlets are outdated and not up to current electrical code standards. Units that were purchased in recent years and went through township inspections will most likely have up to date outlets and will not need updating. The project engineer will determine which outlets need to be replaced. Because these outlets must be brought up to current GFI standards before the project can continue, Lemus Construction has sourced an electrician who will replace any non-compliant outlets at a cost of \$85 per outlet. Most units have three (3) outside outlets. These charges will be billed to the homeowner by the Association.

Some electrical boxes for the new outside light fixtures will need to be replaced. Most units have four (4) lights. The project engineer will determine which boxes need to be replaced. The cost for each new replaced electrical box will be \$60. The Association will bill these charges to the homeowner.

Several units have cable and/or telephone wires running on the outside of the building. Because these cables are not allowed to be on the outside of the building, please contact your cable and/or phone provider to modify the installation to remove the exterior runs as soon as possible. If you do not address this issue, your cable/telephone may be temporarily cut off during construction.

Also, found were gas lines for grills and/or fireplaces that have been installed on the outside that apparently were not installed per Seaview's specifications. These gas lines will need to be rerouted according to specifications. If you have an outside gas line please notify the Association office ASAP and a determination will be made if rerouting is necessary.

As noted in the letter sent to residents on Jan 20, 2020, homeowners are responsible for any and all deck repair. These repairs must be completed prior to painting. If necessary repairs are not made by the homeowner, the contractor will be forced to handle the repairs and the homeowner will be billed accordingly. Minor deck repairs that are projected to cost \$1,000 or less will be approved by the project engineer and completed as necessary. If the needed deck repairs are major and expected to cost over \$1,000, homeowners will be supplied with a proposal for their approval prior to the commencement of any work.

Once the siding has been installed on your unit, be aware that nothing can be attached to the exterior of the buildings. To do so puts the Association at risk of voiding the warranties that accompany the new siding. Therefore, the Association will fine any violating homeowner an amount up to \$500 plus the cost of replacing the damaged siding.

Several residents have experienced "nail pops" on their interior walls resulting from the construction. Lemus will be reminding residents, in notices left two weeks before initiation of work on their home, that nail pops are standard, expected and unavoidable. They recommend delaying any planned painting of walls until after the siding is placed on the building.

All door and window screens need to be removed prior to the initiation of work on your building. Doing so will ensure that your screens are safe and are not damaged during the construction. The contractor is not responsible for damage to screens left in place.

This and any other important issues will appear in the notice that will be placed on your door ahead of the start of work on your building. Please be sure to take time to read the information provided by Lemus Construction in these notices so you can be prepared. The information contained will ensure the smooth and efficient completion of the project.

On a positive note, feedback from residents thus far report that the workers have been polite and helpful and have been diligent in making certain that the area being worked on is left completely clean and neat before leaving at the end of the day. We are happy to report that residents have commented that just the installation of plywood and Tyvek has resulted in a much warmer, quieter environment inside their home, with a reduction, if not total elimination, of the wind noise that had previously existed.

Below is a tentative order for the next phase the project. Additional schedules will follow, as they are determined.

Building 22 333-345 Sea Spray Ct

Building 21 317-331 Sea Spray Lane

Building 1, 2,3 101 Seaview Ct to 417 Seaview Cir

Buildings 4,5,6,7 200-332 Seaview Cir(starting at blg 4 and going down to blg 7 which is 200-212 Seaview Cir)

Building 23, 24 347-377 Sea Spray Ct Building 26 & 27 225-245 Schooner.

On behalf of the Board of Trustees, we thank you all for your incredible patience and understanding as we work to make Seaview the very best it can be! While these issues might seem a bit overwhelming, we are confident that the finished project will result in a community of which you will all be proud to call home.

On Behalf of the Board of Trustees
Chris Carhart Community Manager
FirstService Residential