

Castle green

General manager report

1 Hallway color

The architectural committee has pick the color for the hallways and its going to be the exixteing color that is currently on the 6th floor.

2 Architectural committee has approve unit 102 HVAC application and 410 Application for renovations the owner is working with mike slazar

3. meeting with new owners Hotel Green

The hotel green has been sold to Community Preservation Partners I have Meet with Belinda Lee (director of development) Paul Morris Project manager and Ryan Derr Vp of contruction with Paragon. They are going to work with us and they are going to be address the Security concers we had for years. The Second floor windod in there laundry room will no longer be a fire escape for the hotel green and people will be going to access any more they are also going to ensure the two roof access have working alarms. They have share with us there constructuin schedule and have added Castle Green Hoa as additional insured. We are currently working on and agreement for access when they scoaufolding need to be set up were our properties meet. Have also talk and agreed that they are going to fence off the north east side of the property were we share the ext on green street they will erect a 6 foot fence and will be cover with Green so we don't see equipment and material we will not have access to the exit temoparary until the project onthat section is completed .

On Thursday, August 1, I met with the personnel overseeing the Green Construction Repairs at the nearby hotel. Our discussion covered several important topics:

- a. **Timing and Scheduling:** They will provide us with their timing schedule and commit to giving us at least 30 days' notice before beginning any work near the area where our two buildings meet.

- b. **Fencing:** A 6-foot-high fence will be installed across the northeast side of the property, where we share the Green Street exit. This fence will include a plastic leaf covering for added privacy.
- c. **Scaffolding:** To ensure privacy and security, especially near balconies, they agreed to double-net the scaffolding.
- d. **Laundry Room Window:** We discussed the laundry room window on the northeast side, second floor. They agreed to convert it to a regular window that will not be used as an emergency exit.
- e. **Roof Access:** They will ensure that the roof access is secured, alarmed, and fully functional.
- f. **Insurance:** They will send us an insurance certificate listing Castle Green HOA as additionally insured.
- g. **Access Agreement:** We will be working together to draft an access agreement.

Additionally, the team was highly impressed with Castle Green and expressed interest in returning to show the building to their other clients. They also inquired about the colors we've used throughout the building and asked if we could share any historical photos.

4. dome Project

The Dome Project it was discovered that the domes are made of copper and the color analysis shows the dome were painted vermilion red

5 Sb-326

Balconies inspection

1. If during the inspections there are signs of water damage on the surface of the flooring such as soft spots, molding, wood rot or deterioration, we typically request to drill a small hole (pinky finger diameter) from beneath the flooring to be able to observe the inside area using a borescope camera and see how extensive the damage is to the underlying structural elements. In some instances, the borescope

is not able to provide useful information because the area we can see using the camera is quite limited. That's when we would recommend that the surface of those areas be opened up by a contractor (usually a 1ft by 1ft area) so we or the contractor can put direct eyes on the area to determine the extent of damage and formulate a repair solution.

I understand from talking to Drew that drilling the hole may not be feasible due to the historic nature of this property. If that's the case, we can skip the hole drilling and borescope imaging, noting that if there is significant observable damage, then our recommendation will most likely be to open up those surfaces by a contractor as explained above.

2. I can report that we have not interacted with an architectural committee regarding SB 326 inspections, however, we have experience with other type of work on historic buildings in LA. I was personally involved with the seismic retrofit of the LA Times historic building in Downtown Los Angeles as a consultant. Not a problem on our end, we love to learn new things and would be happy to interact with the committee.
3. The only instance where a report needs to be submitted to the city (per SB 326) is when there is an immediate safety hazard identified during the inspections, otherwise, the report goes only to the HOA Board. Regardless, the Board will be the first to receive the report.