

Coating Report

April 12, 2026

Schedule and Work Progress.

I have attached the latest schedule from Ev-Air. The overall completion, demobilization and clean up is May 20, 2026.

Units on the first 12 floors will be finished before that. The existing parge has been removed and the concrete work done on these floors. Ev-Air is working on the balconies. The first step is to apply a new silicone sealant around the doors and windows. The schedule says they will be completed on April 18. The second step is to treat the soffits (the ceilings). They will be re-coated. If there is an underlying problem, the areas will be repaired and then re-coated. This work is scheduled to start on April 20 and April 22. The deck coating follows and is scheduled to start on different tiers from April 21 to 28. Again, they will be re-coated unless there is an underlying issue that needs to be corrected. This is followed by painting the walls which is scheduled to start on different tiers from May 5 to 7. Final clean up and inspection is scheduled from May 12 for most tiers to May 18. Demobilization is scheduled on different tiers from May 13 to May 20. Demobilization means taking down the lifts.

The units on the 13th floor have a different schedule. They are accessed from a roof swing. Two are completed. The rest are in various stages.

The elevator tower is moving along. The existing parge is being removed from the inset on the west wall (the small wall with the elevator windows). The Antigua sign has been painted and re-installed. Work continues on the ground level.

There is a drain line in the 03/04 stacks that needs to be repaired. We are getting quotes to paint the lobby which would finish the ground level.

When will the balconies be opened?

It is very frustrating not to be able to use the balconies. Balcony furniture is taking up space. For some units, shutters that will be re-installed are on the floor. The balconies are closed for safety reasons, both ours and the workers. They will be open when the work is done and the lifts removed. The schedule provides some guidance, but it is weather dependent and may well change. Ev-Air and Kirk will let us know when we can use them. We have asked that tiers be released and that we not wait for the entire building to be finished before the balconies are begun to be released.

The sliding glass doors will be unlocked before we can use the balconies because the locks have to be removed before the lifts are taken down. Please wait until we are told the

balconies are open. In addition to safety, we want to make sure that the paint is dry and the new coating on the balconies is ready for use.

Dirty Windows, Screens and Frames.

Ev-Air will power wash all the windows and remove parge or concrete that has dropped on them. Some of the windows look pretty dirty right now. There will be a clean-up. However, the power wash is not the same as a professional window washer with a squeegee. Some unit owners may want to have their windows professionally cleaned after Ev-Air has finished and is off the building.

There are professional window cleaners available. Some owners have used Tropical Breeze Cleaning Services in Salisbury. Their contact is Dalton Griffiths at 443-856-3244. Randy received a solicitation with 10% off. They provide other services as well. The solicitation Randy received says:

What's included in your 10% off:

-  Carpet Cleaning — From \$99
-  Upholstery — From \$50
- Tile & Grout — Free estimate
-  Hardwood — Inspection first
-  Windows — \$13/window
-  EZ Breeze — Book consult

There are other window cleaners and carpet cleaners.

Punch List Items.

The final walk through will not take place for some time. However, if you see something that raises a question in your mind or you think needs attention, please email the office so that it can be looked at. We know the windows are dirty right now, so please hold off on that until later.

Costs.

There was substantially more concrete work than was originally estimated. While most of the existing parge has been removed and the concrete work identified and completed, there are some areas where there may still be concrete work. The additional concrete cost is about \$300,000. Randy and I are trying to resolve the cost of the additional concrete work. Whatever it will be, it will put us well over budget. In speaking with Mike Falkner, our treasurer, we have enough funds on hand to pay the bills as they come in, but it will leave the Reserve Fund lower

than was expected. We will have to take a hard look at the Reserve Fund when the work is finished and all the bills are in. That will likely be in June or July.

Respectfully submitted,

Robert Mayer