

## **Subject: Exciting Updates: Upcoming Repairs and Community Involvement for M and L Buildings**

Dear Harbor Island Beach House Regime Owners,

We want to share important updates about the upcoming repairs and improvements planned for our M and L buildings. These projects are essential to preserving the beauty, safety, and value of our community, and your involvement is key to making them a success.

### **What's Happening?**

Last November, A101 Architectural Firm presented some exciting options for enhancing our buildings' appearance. While these ideas are fantastic, our top priority is addressing necessary repairs—particularly on the rear of the M building, where balcony issues have been identified.

In 2023, we made great strides by residing the end walls and installing new windows, with a portion of the L building also receiving these upgrades. The Board has been working diligently to ensure the next phase of construction is planned and executed with the utmost care.

### **Moving Forward**

We've partnered with A101 and engineers from 29E6 to create comprehensive plans for the rear of the M and L buildings. These include replacing windows, sliders, siding, and balconies. A water consultant has also been brought on board to ensure that our plans will prevent any future water infiltration issues, particularly around the balconies.

Just this past Monday, A101 informed us that the construction documents are complete and it's time to move forward to place the project out to bid. A101 will be leading and overseeing the bidding process, ensuring we get the best value and quality for our Regime. A101 will vet all bidding contractors and provide a comprehensive list of qualified bidders and their bids to the Board of Directors at the deadline of the bidding process which is the end of September.

### **Why This Matters Now**

While the Board of the past has consistently worked to keep dues as low as possible, we can no longer kick the can down the road. The repairs for the M Building are becoming critical and must be addressed soon to avoid any potential safety issues with the balconies. Similarly, the L Building is experiencing water infiltration that has led to ongoing repair costs around the windows. The windows causing the issues on the L building has been re-caulked this month to help mitigate some of the issues until construction can begin on the building.

The estimated cost for the combined project is approximately \$2.3 million. While this is a significant investment, the final cost will only be determined once the bidding process is complete. Acting now will help to complete the necessary repairs before the peak rental season, maintaining the integrity and appeal of our community.

### **Your Involvement is Crucial**

The Board has been hard at work since November in collaboration with A101 to ensure that this project is done right, with careful planning and professional oversight. Now, we need your help! We're seeking volunteers with financial expertise to join our finance research committee. Your insights will be invaluable as we explore funding options—whether through a loan, an additional assessment, or a combination of both.

We've already had one volunteer step up, but we need more of you to contribute your expertise and ideas. This is a wonderful opportunity to be directly involved in shaping the future of our community.

### **What's Next?**

Here's what we know for certain:

- The M Building's rear repairs **must** be completed as soon as possible.
- The L Building's rear repairs should ideally be completed this year or next.
- All owners share in the responsibility for maintaining the general common elements areas, so the costs will be shared by everyone, regardless of the timing of the repairs.
- The project will replace existing materials with the best possible matches to the original, ensuring that any updates reflect our community's character.

### **Stay Engaged and Informed**

We're committed to being transparent throughout this process and will continue to keep you updated every step of the way. As soon as we have more information—such as final costs after the bidding process—the Board will reach out to you. We anticipate construction could begin as early as this fall or winter, with completion targeted before the peak rental season. However, with projects of this size and nature

Your participation is what makes our community strong! Whether by volunteering, attending meetings, or staying informed, your involvement is essential. We're all in this together, and together, we'll ensure our community remains a beautiful, safe, and welcoming place for years to come.

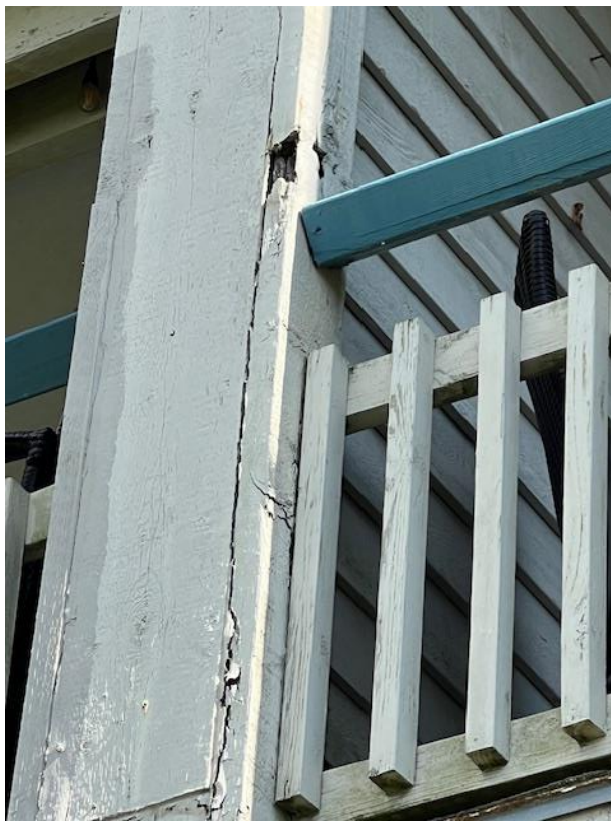
If you're interested in volunteering for the finance research committee, please don't hesitate to get in touch.

Thank you for your continued support and for being an integral part of our community.

Warm regards,

Harbor Island Beach House Board of Directors

Pictures Taken of the Rear of the M Building on August 30, 2024









ELEVATION L BUILDING



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