

Downtown I & II
Second Quarter Activity Report - 2010

- April 1 - Board notified owners that HVAC inspections need to be pushed back to April 2.
- April 2 - Board met at the offices of Tilton Bernstein with an official from SunTrust bank and signed the necessary paperwork for the loan for the roof replacement.
- April 2 - Seal Engineering, TB and Simpson inspected each unit's HVAC system and provided a ticket indicating the current status. Simpson is responsible for returning all HVAC wiring and systems to their current condition. Owners were notified to either be present for the inspection or to provide TB with a key to the unit. All units except 1225 and 1227 were completed. Owners of 1225 and 1227 were notified that their inspections would take place Monday, April 5. The Board provided an update to owners on this.
- Owner of 1207 B notified the Board and Richard that when she returned home the keys she provided to TB were in her door and her HVAC was set to 50 degrees. Richard and the Board apologized and agreed this was unacceptable on the part of TB and Simpson and would be addressed promptly.
- April 4 - Owner notified Richard and the Board that the recycling is overflowing. Richard will check on the schedule for pick-up which is currently set for once per week. The Board asked if it's possible to add a third bin for plastic recycling, which seems to often overflow.
- April 4 - Owner of 1225 A notified Richard and the Board that Donnie Thomas did an excellent job repairing her pantry and medicine cabinet.
- April 5 - Seal Engineering provided Richard and the Board with a status report. A complete report on the HVAC inspections will be provided shortly for distribution to all owners. Seal observed that there are 2 satellite dishes on 1306/1308; one they can move and replace, the other is bolted to the roof and will need to be removed by the owner. Richard subsequently contacted owners of 1306/1308 requesting that the dish be removed.
- April 5 - The Board notified owners that parking spaces 4 and 5 need to be clear from 7am until noon April 6.
- April 5 - SunTrust notified the Board that the new money market account has been opened per the paperwork signed on April 2. The proceeds of the loan will be deposited in that account.
- April 5 - Seal reported that they and Simpson inspected the balcony deck at 1225 C and Simpson can work the deck replacement into the existing work schedule. They will also provide a quote for the work as well as separate quotes for reinstalling wood decking (the status quo) and an alternative "trex" decking (an upgrade; the difference would be paid by the owners). This information was provided to the owners.

- April 5 - Seal provided Richard and the Board with a daily report including a sketch for the new curbs required to separate the dryer/bath vents from the current HVAC conduit penetration curb. Simpson will provide a cost estimate for this. Seal will provide Richard and the Board with a periodic report. These will be posted on the website.
- April 5 - Simpson notified the Board and Richard that they will begin the removal of put-back of the membrane tomorrow morning at 1306/1308 12th Street. Work on the HVAC units at this address will begin Thursday morning at 7 AM, to give the tenants 48 hours notice that their HVAC may be down for a period of time. During the work days of Thursday April 8th, Friday April 9th, Monday the 12th and Tuesday the 13th the units that at this address will be shut down when they are being worked on. Not all units will be off at the same time, just the ones being serviced, and barring any major unforeseen problems, they will return to operational capacity by the end of that work day. While working on the heat pumps Simpson will need keys to each individual apartment at the address so that we can have access to the circuit breaker and switch off the high voltage power to the units. The HVAC work at 1201 N Street will begin early next week, and at least 48 hours notice will be given to those tenants, as well as a plan of action. The Board notified all owners of this and asked that, if Tilton Bernstein does not have keys to their unit that they provide access so that the circuit breaker can be accessed.
- April 5 - Owner of 1225 C asked the Board for the best estimate on when the roof replacement will begin at 1225. The Board shared with the list-serve the estimated schedule provided by Seal and Simpson.
- April 6 - Richard indicated to the Board that TB will take care of moving the Association's reserve account, currently with Morgan Stanley, to SunTrust, per the terms of the roof loan.
- April 6 - David Fife notified Richard and the Board that the HVAC mechanic noted that most of the insulation on the condensate lines is in fair to poor condition and is discontinuous. He indicated he could replace it as part of the work for \$25/unit. It will be cut and patched at the line splice locations only in the base work. With 50 units, the total cost would be approximately \$1,250. The Board agreed that this should be done and authorized David to proceed. The Association will pay for the costs associated with this.
- David also said that the HVAC mechanic also recommended putting a PVC flex conduit/sleeve over the thermostat control wire, again at \$25/unit. David advised against this; the Board concurred and did not approve it.
- April 6 - The owner of 1306 D notified Richard that he found part of his bedroom ceiling collapse and tar on his bedding. He showed this to the supervisor still on site. Richard will also take it up with Seal and Simpson. Simpson will repair the bedroom ceiling at their own expense and will pay for new bedding for the owner.
- April 5 - Owner of 1225 A contacted Richard and the Board to inform them that particle board had fallen into her patio and caused some debris. She also noted that there are marks on the back brick wall. Richard notified Seal; Simpson will clean up the patio as soon as access is provided. They will also address the marks on the brick.

- April 7 - Seal provided quotes from Simpson to take up and put back the deck on the balcony of 1225 C. This does not include repair work since the scope of that will not be known until the deck is removed. The difference between replacing the deck with wood (the current deck) and an upgrade to TREX decking is \$171.72, which would be covered by the owners. The Board shared these quotes with the owners and asked which they would prefer. The owners will pay for the upgrade.
- April 7 - Seal received a change proposal to separate the dryer/bath vents from the conduit enclosure as noted in our observation report and the sketch you all should have gotten. At this point the proposal for all thirteen locations total just over \$9,000. I have asked Tom to look at this a little harder though the breakdown they provided did not seem that far off for the work involved. I will forward the revised information when received.
- April 8 - The debris that fell in the patio of 1225 A was cleaned up.
- April 8 - Seal Engineering notified the Board that the staging area will be changed Monday, April 12. Parking spaces 1-3 will be returned and parking spaces 9-13 will need to be vacated by 7am. Seal also shared an updated forecast which was posted on the website and shared with owners.
- April 13 - Seal notified Richard and the Board that the deck of 1225 C would be removed today, due to the weather. The owners were notified and gave their approval.
- April 13 - Seal provided Richard and the Board with another update on the workplan. This was shared with all owners. Things were delayed a couple of days due to the rain; HVAC work will begin at 1201 on April 16.
- April 13 - The new owner of 1205 A contacted Richard asking to be added to the list-serve. This was done and the Board are now the moderators of the list-serve.
- April 14 - Repair work was done in the bedroom of unit 1306 D.
- April 14 - Owner of 1207 F contacted the Board to ask if she can change the types of windows she gets if the layout remains the same. The Board approved this change.
- April 14 - Owner of 1225 C suggested that the Board also consider replacing the deck of the balcony at 1227 D given the water pooling issues.
- April 14 - Owner of 1205 C asked the Board and Richard about the written HVAC report. Richard notified that these have been put in the mail and owners should be receiving them shortly.
- April 14 - Owner of 1308 D asked Richard and the Board about when the skylights would be cleaned up. Simpson replied that they are waiting for the traffic on the roof to subside before they clean the skylights of the asphaltic residue. The work is 95% complete on 1306/1308, minus some miscellaneous sheet metal work and the installation of new gravity ventilators. When that work is finished, or the majority of the traffic is on the next roof, the skylights will be cleaned. They may have to be cleaned again after gravel

work is completed. Some of the sheet metal work that has to be done is a piece of white dress metal that will extend over the bare wood on the interior of the skylight, to match the white paint on the interior. A white aluminum sleeve is being installed on the inside to cover and bare wood due to the new roof raising the skylights. Owner was notified of this schedule.

- April 15 - Seal provided Richard and the Board with another status update. April 19 will be the first day of HVAC work at 1201.
- April 15 - The Board confirmed to Richard that it approved the dryer vent and HVAC insulation work recommended by Seal.
- April 16 - The Board provided the owner's with an update as to the status of the financials related to the roof. On April 13, the Board approved an additional \$12,800 in change orders. The Board had budgeted for \$51,000 for potential change orders, so it's looking promising that we'll come in under that. The change orders were for improvements/repairs to tangential systems. These were items that the roofers discovered that were outside the scope of work, but would be in our best interest to repair. They were:
- 1) Replacement of deck and sub-deck roof in 1225C (\$1,494.39)
 - 2) Installing new insulation around HVAC lines that run from the condensers into the building. (this will boost everyone's energy efficiency and decrease your utility bills) (\$1,375.00)
 - 3) Relocated dryer/bath vents. Currently, some vents were discharging into the roof cavity instead of the outside air. That, obviously, is bad, as you don't want all that moisture in there. This is the majority of the cost. (8,920.35)
 - 4) Flashing changes to the skylights. (\$1,005.53)
- April 16 - Owner of 1205 B notified the Board that the drain pipe behind their unit had been pulled out and asked whether this was part of the roof project. The Board replied that all of the drains are being replaced as part of the roof project. The drains on the back of 1306 and 1308 have been replaced already.
- April 16 - Repairs were made in unit 1306 D after several days of delay by Simpson. Simpson will also reimburse the owner for the purchase of a new comforter.
- April 19 - Simpson provided Richard and the Board with the daily forecast which was shared with owners.
- April 19 - Owners of 1201 H asked Richard about the timing of the interior repairs of their unit as they are hoping to place it on the market. Richard replied that repairs would be made on April 22.
- April 20 - Simpson provided Richard and the Board with the daily forecast which was shared with owners.
- April 21 - Owner of 1225 C inquired as to when the repairs would be made to their balcony. Simpson responded that they plan to make a few test cuts into the membrane April 22,

if the weather allows, to see what might be causing the ponding water. They will share that information with Seal and await further direction.

- April 21 - Simpson provided the Board and Richard with another forecast which was shared with owners via the list-serve.
- April 22 - Owner of 1205 A asked the Board to look into securing FHA approval for the Association. The Board will look into this and will discuss with Richard.
- April 22 - Owner of 1205 F asked the Board about the cleaning of the skylights. The Board replied that this will be done at the end of the project.
- April 22 - Owner of 1205 E asked how much longer the project will continue and reported that his tenant indicated that work is beginning before 7am. The Board referred the owner back to the original forecast which had a 45 work day project length. The Board also replied that while workers are arriving slightly before 7am, they have been pretty good about not beginning work on the roof until 7am.
- April 22 - Owner of 1205 G notified Richard and the Board that he has some water/liquid damage spots on his bedroom ceiling, presumably associated with the roof project. Richard notified Simpson which will be in to the unit to identify the source of the leak and to make repairs.
- April 23 - Simpson provided Richard and the Board with the daily forecast which was shared with owners. The weather may not cooperate next week but they hope to finish up at 1207 and then moving the staging area to 1227/1225 on Thursday, 4/29, though this may change based on the weather. The dumpster will have to stay in spots 11-13 due to a lack of space. HVAC work at 1205 will begin on Monday. In around two weeks work will be completed at 1225 and they will begin the graveling process. While it was originally estimated that this could take place in one full day, Simpson has since determined that this is not feasible. They will have a crane on site the first day to lift the material to 1306/1308 and 1201-1207. For that work day they will need to have all of the cars removed from each parking space, so that they are not risking material falling onto residents' cars while lifting material to the roof. The crane will not be able to lift materials to either 1225 or 1227 because of the overhead lines, so this will have to be done by hand and hydraulic hoist on the second day. At the end of the first day they should be able to release the parking spots by 1306/1308 and 1201-1207, but will need to store materials in their staging area behind 1225 for the next day. After the graveling is complete they will do a full cleanup of the skylights, copings, staging areas, etc.
- April 23 - Simpson will take test cuts of the balcony at 1225 C today. Seal provided the Board and Richard with an observation report. Work is approximately 35% completed.
- April 23 - Richard indicated to the Board that a trim will be installed inside the skylights which had to be raised due to the new roof.

- April 25 - Owner of 1205 F notified Richard and the Board that there are bolts coming through the walls of her skylights. Richard and the Board replied that these will be addressed at the end of the project.
- April 26 - Simpson provided Richard and the Board with the daily forecast which was shared with owners. They will move the staging area to 1225 on April 30, delayed due to rain. The rain has also delayed the HVAC work at 1205. Work at 1227 will begin Friday, as soon as the staging area has been set-up. The tentative gravel date for 1308/1306 and 1201-1207 is Monday May 10th. 1225/1227 will be the next day. All cars will need to be removed on May 10 to avoid debris while lifting materials to the roof.
- April 25 - Owner of 1225 B contacted the Board about purchasing mosquito traps. Richard informed the owner that there is no money in the budget for this. The owner indicated he would look into the costs and report back to the Board for a final decision.
- April 26 - The Board notified owners of a modified parking schedule.
 1) Parking spots **9-13** will continue to be unavailable until approx 11 May.
 2) Parking spots **14-17** need to be vacated by 7am Friday, 30 April and will be unavailable until approx 11 May
 3) The owners of parking spots **4-8** need to vacate by 7am 3 May until approximately 11 May
 4) Owners of parking spots **9-13** will park in spots **4-8** from 3 May until approx 11 May.
 5) **ALL SPOTS** need to be vacated from 7am to 5pm on 10 and 11 May
- April 28 - Simpson provided Richard and the Board with the daily forecast which was shared with owners. Today, Wednesday is calling for high winds in the afternoon. We are going to work up until the afternoon, clean up and make sure that all our materials are tied down, and then resume reroofing 1207 tomorrow. This will push our movement of the staging area to Monday. Again, we're sorry for changing the day so often. We didn't see any rain in the forecast, but the windy conditions aren't favorable roofing weather. The HVAC work is on schedule.
- April 28 - Seal reported that test cuts were made on the balcony of 1225 C and asked Simpson to provide an estimate of the cost to make the appropriate repairs.
- April 28 - Owner of 1203 F reported a downdraft from his skylights. This will be added to the final punchlist to look at.
- April 29 - Owner of 1203 D asked the Board about the remaining timeline of the project after inquiries from her tenant. The Board provided the latest forecast.
- April 29 - Seal notified Richard and the Board that they are concerned that a black Saab which has been parked in the spaces behind 1225 and 1227 will not be removed by 7am May 3 so that the staging area can be relocated. The Board notified all owners of those parking spaces that they must be vacated by 7am May 3. After significant back and forth, it was discovered that the car is not in working condition. The owner, 1207 A, was not

receiving emails from the list-serve so was not aware of the need for her parking space. The Board, Seal Engineering and Simpson worked with her to move it to a vacant spot.

- April 30 - Simpson provided Richard and the Board with the daily forecast which was shared with owners. May 10 continues to be the scheduled gravel date.
- May 2 - Owner of 1203 H notified the Board that her HVAC isn't working. Board asked Dave Fife to look into it which he did.
- May 3 - The latest forecast was provided to the Board and shared with the list-serve. The staging area will shift to behind 1225.
- May 3 - Owner of 1207 G notified Richard and the Board that his HVAC is not working. It was determined that this was not due to the roof project; the owner is working on the repairs and will coordinate with Simpson.
- May 3 - Owner of 1207 F notified Richard and the Board that her washer/dryer are not working. Richard advised that this is likely unrelated to the roof project and may be electrical. Owner will handle.
- May 4 - Richard provided the Board with the documents for the resale of unit 1201 H. The Board signed and returned to Richard.
- May 5 - The latest forecast was provided to the Board and shared with the list-serve. The graveling has been delayed due to weather.
- May 5 - Seal provided Richard and the Board with the change proposal for the 1225 C Deck roof replacement. SIMPSON indicated if done, it can be included with the main roof warranty. Seal has reviewed the material and labor elements and find that they are reasonable for the work involved. Seal recommends accepting the proposal and replacing the roof. The Board approved the change order.
- May 6 - Richard notified owners of 22 units that Simpson will be entering the units to get re-start readings on the HVAC systems.
- May 6 - Richard provided the Board with the first roof invoice from Seal in the amount of \$165,938.24. The Board reviewed and approved payment.
- May 6 - Tom notified Tilton Bernstein that there has been an accounting error in the debit of condo fees. Tom worked with Ivy Smith, our accountant, and Richard to fix the error. The Board notified owners on May 10 of the error and the adjustment that will be made in June.
- May 7 - Christina asked Seal about the vinyl applied on the interior of the skylights and whether it's possible to have them more securely fixed to the interior as this is the final appearance. This will be added to the roof punchlist.
- May 10 - Richard provided the Board with the latest forecast which was again shared with the list-serve. Weather continues to delay the graveling.

- May 10 - Richard notified the owners of 1225 C that work will begin on their balcony on May 17, weather permitting, and access will be provided by a ladder and from the roof. No access will be needed through the unit.
- May 10 - Richard notified the Board that the Association is now FHA approved.
- May 11 - Richard provided the Board with the latest Observation Report from Simpson.
- May 12 - Richard provided the Board with the latest forecast which was shared with the list-serve. Weather continues to cause delays in the graveling.
- May 12 - The Board held a conference call. See separate minutes.
- May 14 - Dave sent Richard and the Board an update on where plywood deck repairs were required. The contract amount was overrun by 120 sf, so there will be an additional charge of \$360 for the deck repairs (unit cost is \$3/SF).
- May 14 - Dave provided Richard and the Board with the Trex deck color selection for the 1225 C balcony. This was forwarded to the owners for their decision.
- May 14 - Owner of 1225 F reported that his skylight was not properly sealed and rain water is leaking through the skylight into his bathroom. Simpson was on site on May 15 to make the necessary repairs.
- May 16 - Owner of 1225 A contacted the Board asking about her patio. The Board asked for specifics as to what she would like to know. On June 1, she replied that she would like clarification about responsibility for maintaining the fence around her patio as well as the materials the fence is made of. The Board replied that it would discuss this issue in its next conference call.
- May 17 - Guy notified Richard and the Board that he and his family will be moving this summer as they are expecting their second child. The Board will work through the transition over the next several weeks, after the roof project is completed.
- May 18 - Owner of 1227 B asked for a status report on the roof. He has an HVAC replacement scheduled for this week. The Board advised that the roof will not be completed by this week and he might want to alter his HVAC replacement.
- May 18 - Dave provided Richard and the Board with the latest forecast, including the plan to complete the graveling work May 20 and 21. The Board clarified the status of parking spaces and indicated that rear patios will be cleaned up by Simpson. There will also be a punchlist created and owners with things to add to that list should notify the Board and Richard.
- May 20 - The Board notified all owners that the cars parked in spaces #4, 8, 13 or 14, and 16 need to be moved immediately so the graveling work can begin.

- May 21 - Owner of 1205 G notified the Board and Richard that the screen on his bay window has been shredded, apparently due to the pulley system used by Simpson. This will be added to the punchlist for repairs.
- May 21 - The Board clarified for owners the status of parking spaces and indicated that patios will be cleaned as part of the final punchlist.
- May 21 - Seal and Simpson notified Richard and the Board that the graveling has been completed and they are cleaning up/removing their supplies from the staging areas. All parking spaces are released to owners. The only other items left to complete after May 24 will be the replacement of the skylight pane at 1308 12th St, which they will install when the material arrives, and replacement of the membrane and decking at 1225-C, which they will coordinate after a color for the deck is chosen and the material arrives.
- May 24 - Richard notified the owners of 1225 C that we are still awaiting a color choice for their deck replacement.
- May 24 - Owner of 1205 F notified Richard and the Board of damage to her unit from the roof (to be added to the punchlist) including tar on the skylights and bolts coming through wall around skylight at the top of the stairs.
- May 24 - Richard notified the Board that the Association has been served with a lawsuit in the amount of \$3200 by the owners of 1225 C for costs incurred for plans to enclose their balcony. All Board members were out of town and did not receive copies of the lawsuit. Richard has forwarded it to the Association's attorney and insurance company.
- May 24 - Owner of 1227 D inquired about a pending lawsuit which was disclosed by Richard to a potential buyer of the unit. The Board replied that the Association was notified on May 24 that it is being sued by the owners of 1225 C for \$3200.
- May 23 - The Board notified owners via the list-serve that it is developing the final punchlist for the roof owners should notify the Board and Richard of all needed repairs related to the roof.
- May 24 - Owner of 1227 A notified the Board and list-serve that a Jeep is currently parked in his spot (#5) and asked that it be removed. This took several days, but it was eventually removed.
- May 25 - Owner of 1205 H notified the Board that she has not been getting list-serve emails. Christina made sure she was added to the list-serve.
- May 26 - Owner of 1207 F notified Richard and the Board that while her skylights were cleaned, they still have tar on them and there was debris in her bathroom, causing some concern about how well sealed they are. She also asked that the courtyard be swept as there is glass in it. This will be added to the punchlist.
- May 28 - Richard notified the Board that Guy will need to be available June 4 for the mediation associated with the lawsuit. Guy replied that he is out of the country until June 5.

- June 1 - Owner of 1225 C notified Richard and the Board that the skylights at 1225 should be added to the punchlist and that their balcony continues to pond water. Richard and the Board replied that the balcony work has not been completed. Materials have been ordered and work is tentatively scheduled for June 10 and 11.
- June 1 - Tom signed and returned the 2009 audit to Richard.
- June 2 - Richard provided the Board with the documents for the resale of unit 1227 D. The Board signed and returned to Richard.
- June 2- Richard forwarded to the Board the second payment request from Simpson, in the amount of \$69,004.94 that has been approved by Seal. The Board approved the payment.
- June 3 - The Board held a conference call with the association's attorneys to discuss the pending lawsuit.
- June 4 - The association's attorneys secured a continuance in the trial due to Guy's being out of the country.
- June 8 - Owner of 1203 E asked about the monthly condo fees and the discrepancies in the May and June payments. The Board replied that Tilton Bernstein made an error in the May payments by debiting too much - \$303.09 for 1 bedrooms who should be charged \$271.76. To account for the error, they credited accounts in June - so withdrew \$271.76 minus \$31.33 (the overcharge in May) for a total of \$240.43. Next month, they should withdraw the correct amount of \$271.76. The same was done for the 2 bedroom units (who should be paying \$368.62.)
- June 9 - Simpson reported to Richard, Seal and the Board that the materials for the 1225 C balcony replacement have arrived but their crews are fully staffed on other projects. As soon as they know when they will be able to get a crew back out to do the balcony work, they will let us know.
- June 10 - The Board held a conference call with Richard and the association's attorneys. The Board, in consultation with the association's insurance company agreed to settle the pending lawsuit by the owner of 1225 C. The association will pay the \$1,000 insurance deductible.
- June 10 - Owner of 1203 C notified Richard and the Board that during work on a circuit breaker or battery in the emergency light or something there is now a constant beeping from under the staircase outside. Richard had it looked into and taken care of.
- June 12 - Christina added the new owners of 1201 H to the list-serve.
- June 15 - Owner of 1225 C inquired as to when their balcony deck will be replied. Richard replied that work is now scheduled for July 6-8, the earliest date that Simpson has crews available.

- June 15 - A settlement agreement between the owners of 1225 C and the Board was signed. The issue has been resolved and the lawsuit dismissed.
- June 16 - Owner of 1205 E asked about the status of the interior water damage repairs from the winter's storms. The Board replied that once the roof is completed (punch list, walk through and final payment) interior repairs will be made.
- June 18 - Richard submitted the management report to the Board.
- June 18 - Owners of 1201 H asked the Board's permission to install a satellite dish on the roof. The Board discussed this issue extensively and consulted with Richard. See June 30.
- June 22 - The Board responded to the owner of 1225 A, who had asked several questions regarding the maintenance of her patio fence. The Board referenced Article 6 (b)(2) of the bylaws which state that "Each Unit Owner shall perform normal maintenance to any Limited Common Element appurtenant to such Unit Owner's Unit and of any portion of the General Common Elements which such owner has. the right to utilize exclusively or in conjunction with less than all of the other Unit Owners." The Board also referenced the Feb. 8 communication that was sent to all owners and included in the 1st quarter activity report. Based on this, the Board determined that the wear and tear of her patio deck, fence and gate are part of the normal maintenance for which LCE owners are responsible. If there is a structural problem with the patio - as there was with the drainage of the balcony at 1225 C - then the Association bears the responsibility for the repair. The Board also clarified that the Association is responsible for maintaining the common element courtyards as these are for the use of all owners. Because patios are for the exclusive use of the owner, owners are responsible for ongoing maintenance.
- June 28 - Owner of 1203 H asked the Board about the protocol of transferring ownership of a parking space between owners. The Board shared with her a document that has been used in the past to transfer ownership of parking spaces between owners.
- June 30 - The following information was posted to the list-serve regarding satellite dishes, after extensive discussion by the Board and Richard.

According to the Association's bylaws:

Art. VI Sect. 4 (i) No satellite receiving systems or stations or exterior antennae of any kind shall be maintained in a unit or upon the Common Elements, except for any master antennae which may be provided by the Declarant or with the prior written consent of the Board of Directors.

Per our by-laws, satellite dishes are not allowed, except by Board approval. The Board has established criteria for installation, such that approval may be granted to requests on a case-by-case basis.

Installation Requirements:

- 1) Dish cannot be seen from the street.

- 2) Dish must be properly affixed to the roof
- 3) Wires must be run through an existing chase to get to the roof. (wires cannot run along the outside of the building)
- 4) Cannot drill thru brick
- 5) Cannot puncture the roof in any way (cannot afix bolts through roof membrane).
- 6) Dish must be removed if/when you move out. Failure to do so will result in a removal fee of \$500.

If you would like to install a dish, and can meet the above criteria, please send an email to the Board and we will review your request and then may grant approval.

June 30 - Richard contacted owners who had interior damage from the winter storms. Donnie Thomas will begin the inspection of all units that received damage from this past winter's snows on Tuesday, July 6th. After the inspection he will schedule the repairs. If Tilton Bernstein has keys to the unit, it is not necessary for you to be at home. If they do not have keys, owners may drop a set through the mail slot at 1827 14th Street, NW. Once the inspection is completed, owners will be notified when the repair work will begin.