

Windrush Bay Building Committee Report

August 15, 2019

It has been a busy month on our buildings. A water leak in unit 648 caused extensive damage to 647 below it and neither owner is insured. Our property manager, Ashley Moore, has suggested that the Association's insurer handle the cleanup and remediation and determine responsibility. Since large portions of the ceiling of 647 have come down and asbestos has been detected in the popcorn ceiling, the first step is now asbestos removal. Please carry insurance on your unit – this is going to cost the responsible party a lot of money.

A problem was also discovered in the repair made to unit 656 – some decayed wood is still visible at the top of the stairs where they meet the porch floor. Homeworks will make any necessary fixes to our satisfaction.

With all the rain we have had, some roof problems have been exposed. Water dripping from the dining room ceiling of unit 637 was traced to a roof leak, which Watertight Roofing came out immediately (on a Saturday) to patch up temporarily with a future permanent repair quote of \$1375. The dining room ceiling was so wet it needs complete removal and replacement. Tonight we are ratifying our approval of an emergency proposal from Homeworks for \$1645 to do this.

Speaking of water problems, it is past time to do something about the missing shingles on building H, though we still have no ruling on our insurance claim. We got a repair estimate of \$1100 and a replacement proposal of \$22,520 (with 20 year non-prorated warranty) on May 24. Ashley Moore will find out before meeting time whether we can move ahead on a fix. With the condition of this roof and shingles missing on most every exposure I highly recommend the replacement option on both this building and on M. Both roofs have an expected lifetime of only 1-2 years. I spoke with Shaun Bernstein of Watertight Roofing who said prices of roofing materials have been increasing and the best offer he could make on doing both roofs would be to hold to his May 24 price. I don't believe he charged us for the Saturday temporary repair.

Respectfully submitted,
Bob Hutchinson, Chair

