

The Seaview Condominiums were built 26 years ago and from day one mother nature has continued to be a challenge on maintenance & repairs. There has never been a year that repairs for dry rot, leaks and deterioration of building component's, have not been needed.

That is a fact of owning any type of property on the Pacific Coast that is literally on the beach in the way of mother nature's wrath.

There are certain maintenance items that need to be continually maintained such as painting, roofing and repairs of dry rot and leaks. These items should be repaired when necessary and needed.

The Board of directors has a plan to outwit mother nature's wrath and fix everything whether it's a problem or not on the Seaview building at the cost to the owners. This will not work nor has it ever worked in the past for Seaview and other property owners around Seaview or on the NW Pacific Coast. Bottom line, the problems need to be dealt with at the time when they appear, then repair them and go on to tomorrow.

**BOARD RESPONSE: the Board of Directors does not have any plans to fix "everything" or fix anything that is "not a problem". Our current scheduled repairs: the damage to Unit 102 and insulating the sprinkler pipes in the garage against freezing temperatures, so that they don't freeze/burst and damage our new sprinkler system.**

The Board has decided to go looking for future or potential problems that have not surfaced. We all know that there is or could be underlying problems that have not surfaced or appeared. Most all items that the Board has reviewed as a potential problem are facial items and not structural, that is not to say there might not be some hidden structural damage going on, but until there is some evidence of such damage why spend Association funds looking for a problem.

**BOARD RESPONSE: The Board wonders if this could be related to a suggestion that the Board received to do a 'invasive investigation' of the deck area between Units 102 and 202 to determine where the water is coming from. Previous repairs have not controlled or stopped the water intrusion and this is the current state of the framing of the exterior wall of Unit 102.**

**The Board did solicit an estimate to find out what this type of investigation would cost and decided against accepting that bid. The Board is not seeking any additional investigative bids. The Board has hired an individual recommended by the previous Board to remove/repair the dry rot and perform mold remediation so that Unit 102 isn't dealing with active leaks and black mold for the next several months.**





The Board members are not in the construction or building business nor do they have any connections to obtain reasonable bids for repairs on the Seaview building.

**BOARD RESPONSE:** The Board has reached out to the companies who have performed work on the building previously, and has also reached out to the previous Board Member in charge of building maintenance for suggestions, referrals and contacts.

**Examples:**

The Board obtained a bid to replace the sprinkler heads within all units at Seaview.

Boards Bid – \$19,765.00

Hydro-Tech Fire Protection Company who has been servicing Seaview for years.

Hydro-Tech Bid – \$5,921.00

**That is a difference of \$13,481.00**

**THE FACTS:** The Board did receive an estimate in that dollar amount. The Board is working to obtain multiple bids from multiple companies and has not chosen a vendor to complete the work.

The Board obtained a bid for the repainting of the Seaview Building.

Boards Bid - \$128,000.00

I have assembled a licensed painting company, personnel and equipment for the repainting of Seaview.

My cost for Seaview \$69,275.00

**That is a difference of \$ 58,725.00**

**THE FACTS:** The Board is obtaining multiple bids from multiple companies and has not chosen any vendors to complete the work.



**Total savings for the Seaview Owners on these two repairs (only) is \$72,206.00**

**BOARD RESPONSE:** It should be noted that as the Board has contacted companies, some have commented that due to the fence and boulder placement, they are unable to get their equipment in place to perform the work. This has narrowed the number of companies willing to work on the Seaview building.

The Seaview Board has a problem working with me and or any contractors that I have had do work on the Seaview Building in the past.

**BOARD RESPONSE:** The Board has reached out to this individual many times for guidance, assistance and recommendations/referrals. The Board has asked this person to take an active role in the Maintenance Committee. The Board has also thanked this person a number of times for their role in maintaining Seaview.

The current Board is planning projects that could cost Seaview owners thousands of dollars if not more than a \$100,000.00 which will have to come out of the owner's pockets.

**BOARD RESPONSE:** The Board is depending on the Maintenance Committee to put together a priority list of repairs/maintenance needed. The Maintenance Committee will then work with the Reserve and Finance Committee to determine what funding we have available to do those projects, if any. If those committees determine that we need an assessment or a dues increase, the Board will listen to their proposal. As of this moment, there is no known assessment amount or date that an assessment could be issued, as we do not have any major repairs planned, nor has the budget for 2023 been finalized.

Sincerely:  
Bill Maitland