

## RECAP

### TOWN HALL Regarding Balcony/Deck Repair Project

AUGUST 6, 2024

**Individual Unit Visits:** Twenty-two homeowners took advantage of the offer to meet individually with the balcony/deck inspector. In those visits, specific questions were answered and much anxiety reduced. **We will be offering one more round of those meetings for those interested. Please see signup instructions at the end of this message.**

#### Questions during the Town Hall meeting centered on:

##### 1. Required timeline to repair –

- That has not yet been determined,
- Many homeowners are already proceeding with repairs to ensure the safety of their structures.

##### 2. Process to repair –

- All structural projects within the Limited Common Element must go through the Architectural Change Request (ACR) review submitted to the QLCUO Covenants Committee.
- Minor repairs do not need to do so.
- The QLCUO ACR form provides checklists and instructions to unit owners including contractor licensing and insurance requirements.
- The ACR form can be found at <https://queenslanding.org/docs-and-faqs/>

##### 3. What needs to be repaired?

- The specific deficiencies were emailed to each unit owner in the last week of June.
- The full report, including charts specific to each unit (beginning on page 99) is available on the Tidewater owner portal, under Community Information/ Documents/ Property & Building Information/ Deck Inspection 2024.

##### 4. Specifications for materials to be used –

- One contractor has submitted samples of membranes he would use IF a full membrane replacement were in order. The QL Maintenance Committee is evaluating and will notify the community when a determination is made on these and any other materials.
- For any repair including a perimeter seal around penetrations to the stucco or EIFS, Dow Corning 795 caulk must be used.

5. What type of contractor can be used?

- You must use a licensed, insured contractor.
- However, if any work is to touch the stucco or EIFS (Exterior Insulation Finishing System), the contractor must ALSO be Sto certified, meaning they have been trained and are certified to protect the warranty on our building cladding.

6. Suggestions of contractors who can do this work –

- We are developing a list of contractors who have worked in the community.
- If you have the name of a contractor with whom you have been happy, please send contact information to [laurelle@queenslanding.org](mailto:laurelle@queenslanding.org) so we can distribute that information.

7. Will the Association be hiring a contractor to do this work?

- The Association is looking for a cost effective way to hire and manage a contractor to specify and perform the work needed for multiple structures, at the individual unit owner expense. But so far we have found the project management cost to be prohibitive.
- It may make more sense for neighbors to band together to evaluate and hire a contractor.
- We will continue to explore alternatives.

8. Why is the unit owner responsible for this?

- Balconies and decks are limited common elements.
- Per the QLCUO Bylaws, while the Association is responsible to ensure these structures are in good working order, the cost to maintain, repair, and replace these components is an expense borne by the individual unit owner to whom exclusive use of the deck is made.
- Information about this assignment of responsibility under the governing documents was shared in February 2024.

9. How to schedule a meeting with the inspector?

- We will schedule meetings with interested unit owners to discuss their balcony/deck inspection findings with Stanley Yeskolski of IIS. This meeting would be held at your unit either
  - August 21st, late morning or afternoon, or
  - August 22nd, morning.
- At that time, Mr. Yeskolski can point out to you the specific deficiencies he noted in the report, and tell you why he determined that your noted items resulted in the rating he assigned.
- PLEASE EMAIL [laurelle@queenslanding.org](mailto:laurelle@queenslanding.org) no later than August 15, if you would like such a meeting. Thank you.