

NORTHFACE CONDOMINIUM ASSOCIATION

C/o Selective Property Management
P.O. Box 299, Greenville RI 02828
(401) 231-8588

July 31, 2006

Dear Northface Unit Owners:

Following my meetings with the insurance adjuster for the Association's master policy and with the Northface Executive Board, I wanted to bring each of you up to date as follows:

- 1.) Twelve units were inspected by both Dura Clean and the master insurance adjuster. Attached is a list, per unit, of the damaged areas to be addressed by the master insurance policy.
- 2.) Dura Clean has completed the demolition needed and allowed by the adjuster in the 11 effected units; and the blowers/heaters in the units to dry out carpeting/studs/wood, etc. are being removed by Tuesday, 8/1.
- 3.) In their inspections, Dura Clean and the adjuster used moisture meters and other testing equipment to insure there was no moisture in other areas of a unit, which may have been overlooked originally.
- 4.) The adjuster has authorized the Association to retain a local contractor who has the capability and availability to price out and perform all of the reconstruction work.
- 5.) Contact by the Northface Executive Board has been made with local contractors, who will be viewing the damaged units the week of July 31st. The contractor will then work with the adjuster to reach an agreed upon cost for the restoration work.
- 6.) The roof replacement work will continue in the interim until completion.
- 7.) Every effort by the Board, management, and the contractor selected will be made to complete all work needed in a briefest time as possible.
- 8.) Owners affected should contact their homeowners' policy with regard to contents, personal possessions, loss of use/rental income, etc.

Once the reconstruction work (insulation, plastering, and painting) is complete, any carpeting effected will be cleaned and deodorized and the damaged areas of the unit cleaned. Unit owners affected will be notified at that time that the reconstruction work in their unit is complete.

In the interim, the owners of these 11 units should:

- 1.) Contact the insurance agent who holds the homeowners' policy on the unit.
- 2.) Meet their homeowners' adjuster at the unit for personal possessions/content issues in the unit.
- 3.) Where applicable, cancel any possible rentals at least for the month of August.
- 4.) For reimbursement from the master policy of electric usage for the blowers/heaters and reconstruction in a unit, owners must submit a copy of their paid electric bills for June and July and for any time until reconstruction is complete. To assist you, the first blowers/heaters were started on July 25th. The insurance company needs the prior month's bill for comparison purposes. These paid electric bills should be sent to management, Selective Property Management, who will forward them to the insurance company.
- 5.) If you have any personal items to be discarded and they are large items (i.e. mattresses, upholstered furniture, etc) arrangements for such disposal must be approved by your homeowners; adjuster before hand. Disposal CAN NOT be in the Association's dumpsters or in the roofer's dumpsters.
- 6.) Per the Association's bylaws, New Hampshire condo law, and insurance mandates, the monthly condo fees and any special assessments must be paid throughout the reconstruction period.

With everyone working together, this ordeal can be successfully completed. Thank you, in advance, for your understanding and cooperation.

Sincerely,

Karen A. Bellucci
Managing Agent
Northface Resort Condominium Association

KAB/cb
Cc: ExBd-NFRCA

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Insurance Claim

July 22, 2006

- | | | | |
|------|-----------------------|---|--|
| 1.) | <u>Unit 21</u> | Middle Bedroom
Front Room (E11)

Living Room/Dinning Room | Replace Ceiling, paint ceiling and walls, and clean carpet
Replace ceiling, exterior wall, paint walls and ceiling, clean carpet, replace woodwork, and baseboards and window sills as needed
Paint ceilings/wall, clean carpet, |
| 2.) | <u>Unit 22</u> | Living Room | Replace section of ceiling, paint ceiling and walls and clean carpet |
| 3.) | <u>Unit 25</u> | Middle Bedroom
Front Room

Living Room/Dining Room | Paint walls and ceiling and clean carpet
Replace section of ceiling, side wall, and partial front wall and side partial front wall, paint ceiling, walls clean carpet and replace wood work, and sills as needed
Paint ceilings/walls and clean carpet |
| 4.) | <u>Unit 26</u> | Living Room | Replace section of ceiling and paint ceiling and walls and clean carpet |
| 5.) | <u>Unit 29</u> | Middle Bedroom
Master Bedroom
Master Bath
Guest Bath
Front Room (e11)
Living Room/Dining Room
Exterior Hall | Replace ceiling/outside wall, paint, clean carpet
Repair one wall, paint, and clean carpet
Paint
Paint
Replace exterior walls/ceilings, paint, replace carpet
Paint walls/ceiling, replace carpet
Repair ceiling/paint |
| 6.) | <u>Unit 30</u> | Master Bedroom

Living Room/Dining Room | Replace ceiling and exterior wall, paint ceilings and walls, And clean carpets
Replace ceiling and exterior wall, paint ceilings and walls, Clean carpets |
| 7.) | <u>Unit 34</u> | Guest Bath
Guest Bathroom | Replace ceilings, paint room
Paint ceiling/walls, clean carpet |
| 8.) | <u>Unit 35</u> | NO DAMAGE | |
| 9.) | <u>Unit 36</u> | Guest Bath | Condensation is cause of leak, not Insurance related, owner Responsibility |
| 10.) | <u>Unit 38</u> | Guest Bedroom
Guest Bath | Replace ceiling, paint room, clean carpet
Replace ceiling, paint room, remove and replace flooring |
| 11.) | <u>Unit 39</u> | Guest Bath
Master Bath
Guest Bedroom
Entrance Hall | Replace ceiling, paint room
Replace ceiling, paint room
Replace closet wall, paint, and clean carpet
Replace ceiling, paint |
| 12.) | <u>Unit 31</u> | Guest Bath | Replace ceiling, paint room |