

# Community Suggestions and Concerns Response

## 1. Hire an Attorney

Some residents think TJW manages the affairs of the Association. NOT TRUE. The Board of Directors manages our affairs with some assistance from TJW. This assistance includes billing, accounting, record retention, violation recording and resolution and employing Information Officers and Maintenance Personnel to meet our needs. TJW is not managing the fire recovery and/or reconstruction of the Clubhouse for us.

Many residents think that our Lawyer is TJW's Lawyer and that they are 'only' HOA lawyers. Frank Weinberg Black, PL (our legal firm) has capability to and does provide a full range of legal services for the Association. They do not represent TJW, only the Association of Edgewater Landing Owners, Inc. through the Board of Directors. We are in discussions with our Lawyer now to protect our interests related to the fire.

## 2. Hire a Public Adjuster (PA)

Though the Board considered hiring a PA early on, we decided not to so as to avoid the appearance of an adversarial relationship with our insurance company, Tower Hill Prime, while they were conducting their evaluation and preparing their loss damage estimates. We recently got their estimates and are in the process of interviewing PAs to determine the value/justification for hiring one to represent us.

## 3. Hire an Architect/Engineer

- a. To create drawings and specifications
- b. To act as Project Manager

Renovation of the Clubhouse is a relatively small commercial project, so we decided to look for a General Contractor to handle the entire project from demolition through engineering, architectural design, permitting and construction up to getting a Certificate of Occupancy. The Contractors we contacted all indicated that was a practical approach and that they were capable of meeting our requirements. We didn't see the need for hiring multiple vendors with all the associated investigation and documentation. We will, however, be vetting all subcontractors, including architects and engineers. We will also ensure that the Contractor has a 'Labor and Performance' bond, and a project schedule is developed once the building is cleared of debris and the full scope can be defined.

## 4. Create a Renovation/Reconstruction Committee

We have formed a committee to interface for the Board with both the General Contractor and the community. Bill Lee is the Chair of this committee and may ask for additional members as needed. Outlining the committee's authority and operating procedures is in process.

## 5. Create an Interior Design Committee

There didn't appear to be a value to creating an Interior Design Committee earlier in the process. We are forming this committee now and looking for a Chairperson. The chairperson will be asking for volunteers interested in lending their expertise, time and effort. Outlining the committee's authority and operating procedures will be required.

## 6. Identify the requirements to regain occupancy of the Main Room/Clubhouse

We talked to the Fire Marshall (the Chief) who told us the entire building should have been posted since the day of the fire. No member of the Board or Facilities remembers ever hearing about or seeing this posting. The City Building Officer will be able to tell us about the requirements for occupying all or a portion of the building. A meeting will be arranged with the Building Official and the community will be notified of the results. Until these requirements are identified, and met, no meetings, activities or events are allowed in the Clubhouse including the Main Room.

## 7. Do we anticipate the need for a special assessment?

Our insurance policy does not cover upgrades to current code requirements, which will include sprinkler system, fire alarm and 'hurricane' windows for the damaged areas and may also be required for the Main Room. The policy also only covers returning to the original structure configuration. Any changes we may elect to make may also be an extra expense. A portion of the Capital Reserve, allocated to Insurance Deductible and the Clubhouse, may be needed/used to fully fund Clubhouse restoration. We do not see a need for a Special Assessment.