

February 26th 2024

To: Bordeaux Village II Owners
From: Current acting Association President
RE: Upcoming property improvements

Greetings Bordeaux Village II Owners!

I wanted to bring our community up to date on the board's efforts on various projects over the past year. Thank you to those of you who attend the meetings, and we always welcome your participation and feedback.

First, we have some big renovations/ repairs to our buildings beginning this year. As you know, we hired Delta engineer to provide a condition report then a scope of work on needed repairs. This includes but is not limited to the following:

Balcony repairs- structural repairs to correct exposed rebar and water intrusion. In making this correction, all balcony railings must be brought up to code (replaced)

Water intrusion repair to our buildings – all of our buildings are in need of water proofing to some degree. Contractors will remove any top coating on balconies, stairs, etc. to expose any areas compromised. These areas will be repaired with the appropriate materials.

Paint - We have a paint committee that is looking into color options for our new look.

Lania's – our Lanai's are 40 plus years old now and looking shabby. The board is divided on including cage replacements during the restoration of our properties. A vote will have to occur.

Carports – poles are disgraceful and being addressed.

As a homeowner, we have upkeep expenses just like any other homeowner. The only difference is a condominium is a shared expense for the entire community. As a homeowner, we should all insist we make repairs completely and only by professionals that are held accountable by our Engineers and or property management company. When we don't demand excellence, we get the work of a handyman as shown in the replacement of the poles on our carports. I want to be completely transparent that this upcoming project is going to be a very large expense. We have interviewed two contractors, and our estimates are between 900,000 and 1,200,000 roughly (they have a few line items to address for us). Start dates and additional information are forthcoming in the next 2 months. This will include a sizable expense for us all and we are working to get the best assessment plan for the community.

Finally, what will this do for our community? Property values could see a little increase for one. But more importantly our safety and structural concerns will be behind us. As homeowners, we should all take pride in our community!

On a side note, I am in support (very much so) of finding ways to decrease our monthly maintenance fees without forfeiting quality services. You all are always welcome to attend our meetings.