

Lifside Condominium
PO Box 244
Jeffersonville. Vt. 05464
March 27, 2015

Final report on the March 30, 2014 Flood of Lifside Units

The flooding took place in the middle of the night, but the Smuggs Maintenance Dept. responded quickly to limit the damage. Activities since then, with significant assistance from Joe Ingram and Tracy Whitney of SNHA, include:

1. Drying out units to limit damage
2. Removing wet/damage items
3. Removing wallboard to prevent mold damage
4. Replacing damaged items (carpets, cabinets, fixtures, etc.) and repainting
5. Final inspection and putting units back into rental pool
6. Engage Smuggs and Engineering firms to address action to prevent further floods
7. Develop plan for replacing water diversion system
8. Review plans; engage a separate engineering firm to assess and recommend changes
9. Negotiate enhancements to the plans with Smuggs (they agreed with upgrades)
10. On-site review of the replacement to the storm-water diversion system
11. On-side reviews of grading and foundation repairs.
12. Engaging out-side legal counsel to advise Directors on proper legal course of action regarding remediation and assessment of fees.
13. Holding numerous meetings with Smuggs (Mark Delaney primarily) to discuss courses of action.

After the snow disappears this spring, additional assessments will be done to review and if necessary re-grade the area behind the building to make sure water flows away from the building.

Costs:

- The total cost of the flood, the repairs and installing the new water diversion system is \$172,000.
- Smuggs paid: \$20,000+ (a significant amount of manpower was provided, the cost of which is hard to determine)
- Damaged Unit owners (7) paid a total of: \$23,000
- Lifside Regime paid: \$129,000

We expect to receive about \$9000 from the Master Policy insurance, which will reduce the cost to the Regime. The unit owners are being given three years to pay their costs, in an effort to lessen the financial impact to them.

The Lifside Regime Directors do **not** plan to make any special assessments to homeowners. Fine tuning of the budget and adjustments to the long range plan should allow us to recover financially over time with some modest annual increases to the planned regular assessment income as compared to the plan before the flood.

The Lifside Directors (Ernie, Michele, & Kent)