

Mary Jo Lyons

From: Gayle D. Connolly <kacamanager@yahoo.com>
Sent: Friday, October 27, 2017 6:58 PM
To: Gayle D. Connolly
Subject: October 27 Update

Dear Owners ~

Thank you so much for your patience with getting this report out to you.

Demo continues, 1200 and 1400 are ready and 800 very nearly so. 900 starts now. Below will be the initial post-demo walk through information for 700, 1200 and 1400.

We have the initial reports from the appliance company. One is a list of every appliance on the property, the other the list of appliances that were "totaled" on site. I'll sort through those to make sure we all agree - likely tomorrow, if all goes well. Will report to you as soon as possible.

Remember, ALL initial reports are preliminary and information can (and is likely to) change.

Deidra is doing a fantastic job of pushing for the various reports we have been requesting - especially initial engineering report from TWIA. I know we're all tired of waiting - but it's coming. They are telling us now it will arrive by mid-next week.

Rick Covington asked a really good question about insurance renewals this week - with no contents in units, do any of you need to renew your coverages? Deidra's only concern regards owner improvements, which we have in our current policy but is not normally part of association coverage. Heaven forbid we have another large loss and that rider isn't part of our policy again, we would not want you to be under-insured for your improvements. I also have a TINY concern about liability. If anyone sneaks into in a unit (I'm thinking bored island kids...) and gets hurt, even though at this point the people "in possession" of your unit (The Association and Roadrunner) have coverage, we all know the opportunists of the world could still attempt to sue an owner. While it is unlikely they would win, you'd still have to answer the suit. I'd hate to see someone not have coverage for that. So, the answer is, yes. We think you DO still need coverage - VERY limited coverage. No contents, no structure. JUST owner improvements and liability.

The big houseboat is gone. I missed them picking it up, but got to see them haul it out on a barge so big I was shocked it fit in our canal. I took a video and some photos - and some owners sent photos also. I'll get those to our Web Guru so she can get them on the website soon.

I have continued to nag (sweetly) at our mailman. He has agreed that, if I have written authorization from you he will give me your mail. So, if you need something that may have come here, please send me an email. We can now get it!

Roger has nearly finished removing our ruined light fixtures. There are a few that will require tools to remove, which we no longer have.

He is now focused on removing what is left of the lava rock from all beds. The pumice is covered with muck and fiberglass-based insulation and will never be safe or healthy for our plant beds again. Bobby has been kind enough to let us use his bins, so no extra cost there. Ernie is researching the best replacement so we are ready when we get to that point.

We are buying little bits of tools as we go along and I owe Roger a temporary shed to put them in until we have a plan for the permanent replacement.

Otherwise, it's as I warned you it would be for a short while. A little repetitive on the demo side and wait, wait, wait for reports which will allow us to know what - precisely - "move forward" will mean. We're VERY close now, just a little longer!

Now below, 700, 1200 and 1400 initial walk thru:

701 - commode and tub 2nd bath. Original linoleum floor still there, damaged. Commode and tub in master. Appliances ready to be taken. Tile existing. Kitchen gone. Counter top and sink from both baths. White double sink. All items damaged by smoke. Debris from storm also evident on most. Structural damage evident, unit specific engineer's report necessary.

702 – tile flooring looks damaged – “lifting” (water damage?). Appliances ready to go. Kitchen Cabinets damaged. Soot/heat/water damage everywhere. 2 bath sinks. 1 fan, 1 hanging light. 1 stainless sink. Tub in 2nd bath. Tile flooring in bath/kitchen. Commode/tub in master bath. Structural damage evidence, unit specific engineer's report necessary due to fire.

703 – tile floor look ok... needs closer inspection. Tub in place. Bath sink cabinet appears ok. Tall cabinet (bath?) and 1 mirror there but damaged. Appliances there, appear damaged. Commode and tub in master. Washer and dryer appear ok. 1 pretty kitchen sink appears ok. Front door damaged.

704 – tile floor appears ok. Commode and tub in front bath. Flooring in kitchen appears ok. 1 tile in LR appears to be popping (could be install). Double stainless sink. In wall bath cabinet ok. Appliances ready to go. Tub and commode in master. Fan in master appears ok, still in place. Small bath sink and counter top appear ok.

705 – tile flooring appears ok. Second bath not demo'd but nasty mold smell when open door. Still need another POD. Master bath not demo'd. kitchen not demo'd, appears in good shape.

706 – floor tile broken in several places. Pretty white bath cabinet appears ok. Counter top sink fine. Lighting looks good, shower doors made it. Shower and commode in second bath. Wood laminate flooring water damaged. Kitchen partial demo. ALL cabinets/counter tops in place and look good. Appliances ready to go. Interior window shutters damaged. Fans/light fixtures look ok. Flooring in LR damaged. Structural engineer needs to check foundation, seems to be leaning toward canal. Master bath not demo'd, appears fine.

707 – soot damage all over exterior at front entrance (includes 708). Tubs and 1 commode in place. Tile flooring in place. All components soot/heat/fire damaged. Kitchen appliances melted. Structural damage catastrophic, unit specific Engineer's report necessary.

708 – tub and commode in place master bath. Flooring damaged smoke/soot. Structural damage catastrophic in master bedroom due to fire. Soot/smoke/fire damage throughout. Appliances there, recommend total loss. Structural Engineer necessary due to fire.

709 – soot damage throughout. Tile very impacted by soot/smoke. AC shot, smoke/soot. Includes on and IN ductwork. Wood laminate flooring damaged, smoke/soot. Tub/toilet master there, soot. Washer dry appear ok but coated with smoke/soot. Tub in front bath. Water damage to front bedroom floor. 1 large/1 medium mirror appear ok. 2 bath countertop/sink appear ok. Structural damage requires unit specific engineer's report. Marble counter tops appear ok. Need careful observation of appliances to ascertain usefulness. Double kitchen sink appears ok.

710 – appliances ready to go. Water damage to flooring throughout. 2nd bath commode, tub and sink. Smaller marble counter top broken. Lots more water damage in LR. Appliances ready to go. Large marble counter top (kitchen) appears ok. Master bath commode/tub. Sink w/counter top looks ok. Washer dryer look ok. 2 medium sized mirrors appear ok.

711 – staircase in terrible shape (includes 712). 2nd bath not demo'd, appears ok. Tile appears to be in good shape, appliances ready to go. Appliances need to be checked carefully, appear mold damaged. Master bath partial demo. Tub/surround/commode still there. 2nd bath not demo'd

712 – flooring water damaged must go. Appliances ready to go. 2nd bath not demo'd but may need to reconsider - minor damages apparent. Deflection in floor to match deflection in 706, needs engineer. Master bath no demo, signs of bubbling in walls again, needs to be reconsidered. Double stainless kitchen sink appears ok.

1201 – Demo still active, will need to re-inspect later. For now, kitchen cabinets and countertops remain in place. Appliances ready to go. May be seeing damage to downstairs floor, but can't be certain. Looks like kitchen will be ok. Fans/light fixtures still in place.

1202 – Demo still active, further along than 1201. Will need to re-inspect. Large marble countertop with double stainless sink appears fine. Kitchen will be at least partial demo. Upstairs walls gone. Only 1 Tub and 1 commode remain. Flooring down but damaged.

1203 – storm door broken. Demo still active. Kitchen demo'd, counter tops appear ok – hard to see. Flooring appears ok. Front bedroom not demo'd. Bath not demo'd but needs (mold smell). Kitchen floor can't be seen. Master bath up not demo'd but will be, mold. Fan and flush mount ceiling light fixture appear ok. Water damage in 2nd up bath, demo required. Water damage to these bath floors. Can't tell if counter tops or cabinets are ok yet.

1204 – Demo still active. Front bedroom minor water damage to pergo. Not demo'd (including bath), appear ok. Kitchen no demo'd, appears ok. LR demo. Tile floor looks ok. Up front bedroom not demo'd, appears to be ok. Up baths not demo'd. Master bath requires demo. Tile floor in both appears ok. Minor water damage to upper pergo flooring. AC closet has mold, needs demo.

1401 – Kitchen full demo, counter top appears fine. Cabinets all there, but water damaged and mold. Appliances ready to go. Downstairs wood flooring minor water damage. Tile in utility needs to go. Toilet remains. Up: Flooring significantly damaged by water. Up bathroom sink/counter top appears ok. Shower/pan gone. Commode. Laminate flooring in master bath not ok. Tub and commode in place second bath. Structural engineer required.

1402 – stud in upper master closet (between 1401/1402) not affixed, need engineer to check structure. Up: 2 bath sinks appear fine. Tile floor master appears ok. Shower pan and toilet in place. Cabinets for sinks damaged. Commode and tub ok 2nd bath. No flooring. Down: Flooring ruined, kitchen demo'd. appliances ready to go. Toilet in place. Small to medium ornamental mirror appears fine, three long mirrors appear fine. Master bedroom roof structure damage catastrophic, requires engineer.

1403 – kitchen full demo. Tile flooring appears ok. 1/2 bath has commode. Cabinets damaged - water. Appliances ready to go – rust/mold require careful attention. Up: Shower pan gone master. Flooring in up baths appears ok. Toilet in master. Tub in second bath. More unattached structural members (studs between units). Master bedroom roof structure damage catastrophic, requires engineer.

1404 – Up: Bath flooring in place appears ok. Shower there but pan damaged. Toilet broken, debris damage. Tile in 2nd bath needs to come up. Tub in place. Any remaining flooring must go. Down: All flooring in place damaged and must go. Commode in half bath. Appliances ready to go. Master bedroom roof structural damage catastrophic, requires engineer.

1405 – Down: Tile flooring in place, appears ok. Not certain. Marble counter top broken. Appliances ready to go. Note mold/rust. Cabinets water damaged, must go. Includes Lazy Susan. Double stainless sink appears ok. Bath has commode. Up: Minor chip in 2nd bath floor. Master bath floor looks ok. Shower pan may only need liner. Toilet in both baths, tub in 2nd. 1 bath counter top appears fine, other damaged. 1 sink. Master bedroom roof structural damage catastrophic, requires engineer.

1406 - Up: No flooring. Commode in master broken. No shower pan. Commode and tub in 2nd bath appear fine. Staircase water/debris damage to flooring. Down: ½ bath pocket door has mold but still works perfectly. Toilet in place. Tile appears ok. Cabinets molded and water damaged, must go. Appliances ready to go. Master bedroom roof structure damage catastrophic, requires engineer.

If you own one of these units and this report creates some concern, please let me know. We'll sort out what we can to make sure all is as well as it can be made.

Wishing you all a very good weekend. Please let me know if you have any questions or concerns.

Best ~

Gayle D. Connolly

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