

## Rehabilitation Project Questions 5/1/16

### 1. Discussion

Q. Why is there not enough time for the owners to give more input and consideration to the project?

A. Two studies have been conducted, reviewed and discussed over the past year. Both our resident engineers agree with their conclusions. The Board feels it is time to move forward.

### 2. Funds

a. Who at 3800 is going to be the key person overseeing collection of funds and oversight of those funds once collected?

b. How will the Board protect the money collected?

c. How are the funds to be invested, and how frequently will all owners have access to proof the funds are being administered as agreed upon?

A. By statute, the Board has a fiduciary responsibility to safeguard our funds. Money will be deposited in an insured account, and owners will receive a monthly Treasurer's report. All Association documents are available for review by owners.

### 3. Scope

Q. Who determines the Scope of work?

A. The Owners, through their representative and the Board, in consultation with the Architect.

### 4. Default

a. If someone doesn't pay, what will be the action's taken?

b. What happens if some owners don't make their prescribed payment?

A. The Board expects all Members to fulfill their obligations to the Association. The Condo act addresses legal remedies. Should anyone withhold payment, a change in plans or an additional assessment may be necessary.

### 5. Under Budget

Q. In the unlikely event the work costs less than funds collected, do owners get a refund or will funds be moved into reserves. How soon after the completion of work would this be addressed?

A. If funds remain after construction, the Board, in consultation with the Owners, will decide on allocation and/or disbursement.

### 6. Over Budget

Q. What if costs escalate, or prices rise during the project?

A. There is an \$800,000.00 reserve for contingencies in the proposed budget.

### 7. Completion

Q. In event that the schedule is not met, what is the position of the board/what contingency plans does the board have since owners will want to know what is happening with their money.

A. Construction contracts include a Performance/Completion Bond requiring the Contractor to pay penalties if the work is not completed on schedule.