

From: **Ron de Moraes** Ron@DirectedBy.tv
Subject: Re: Update 5 - B Bldg Fire Recovery Plan
Date: April 12, 2014 at 2:58 PM
To: Don Nowland DENowland@aol.com



On Oct 31, 2013, at 7:35 PM, DENowland@aol.com wrote:

Dear Harborside Owners,

Again, this message is specifically addressed to the owners of units in the B Building...as many of them have been affected either directly by the fire and/or smoke and water damage.

All other owners are addressed on the Cc line so as to keep all informed of our recovery plans. **Also...there is information in this update re parking and restrictions on entering the demolition areas...that is directed at all owners/residents.**

Today Paradise Construction began the demolition phase as folks continue to move their personal effects out (units B1/4, B2, B5, B6, and B10). Demolition actions will also occur in B9, the Mechanical Room, and common areas. Current status of Paradise activities follows:

1. Two walls were opened in B1/B4 - significant water/moisture was found.
2. Walls were opened in B2 - significant water/moisture was found.
3. Burnt timbers found in ceiling of B6.
4. Demolition in all affected units/areas will continue over the next few days.
5. There will be no demolition work in coming Saturday, but may occur during subsequent Saturdays.
6. We expect the scaffolding to be erected across the front of B Bldg within the next few days. This will fortify the 3rd floor fire egress and provide stairs from the 3rd floor to the parking lot. We expect this scaffolding to remain for the duration of the reconstruction project.
7. In addition to the demolition actions, Paradise will be sealing the roof until it is repaired/replaced.
8. The Marblehead Building Department requires a 2nd means of egress for all workers in the affected areas of the B Bldg.

A notice to all Harborside owners/residents: Under no circumstances should anyone enter a unit or common area where demolition is underway. This is a matter of liability...the Paradise workers are subject to cease work if anyone trespasses in their work area.

If anyone has questions about these activities, please contact one of the Trustees or Lesley Management...please don't approach Paradise workers directly.

The Trust's adjusters continue to assess damages to the building and units, as the owners of B5 and B6 continue to work with their insurance adjusters to assess damages to their personal effects (furniture, furnishing, clothes, and other personal property). Once the adjusters complete their work in B5 and B6 and the insurance companies complete their analysis, demolition will begin there.

Electricity remains off for B2, B5, B6, and B10...and is limited in B1/4. Gas has been restored to all but B5.

Please note: All B Bldg unit owners/residents will be notified by Lesley Management that WAYNE Alarm will be onsite Friday at 2:00 PM to check fire/smoke detectors in all B Bldg units. Lesley Management will confirm this notice sometime tomorrow.

Another reminder: Owners of the affected units are requested to make arrangements to dispose any personal debris/trash through their insurance representatives. The Trust (through Paradise) will be responsible for cleaning up debris from the fire and demolition. We do not want to place this debris in the Harborside trash room.

Travelers Major Case Investigator was onsite today to assess damages to the B Bldg structure and common areas. A Travelers special investigator continues to assess the B5 kitchen...this report will be coordinated with the Marblehead Fire Department. Pending the outcome of these assessments, we expect a first advance payment from Travelers mid next week.

We have scheduled a joint meeting with Paradise next Monday to discuss the logistics of the daily

we have scheduled a joint meeting with Paradise next Monday to discuss the logistics of the daily operations and begin developing the step-by-step procedures for planning/conducting the reconstruction. Affected owners will be integrated into that planning and reconstruction process going forward.

To reiterate the Parking Plans: This is for all Harborside owners and residents...we are facing significant parking challenges...probably over several months.

1. First, the B Bldg scaffolding will take all parking space in front of the B Bldg.
2. Paradise will have a dumpster in that area, as well...maybe "mobile" collection via trucks.
3. During the day, contractors are going to need access to upper and lower lots...although we will be working with Paradise on a parking plan.
4. We must request that all owners and residents "strictly" adhere to the parking rules. We must rescind the exception that allows owners/residents to "loan" any excess parking spaces to others. Everyone is asked to use only their deeded spaces!
5. We emphasize how important it is to keep open the "fire lane" at the entrance to the property at the top of the upper parking lot.
6. And, you or your guest can park on the street until the winter ban...thereafter parking on the street is available during the day.
7. While many of our owners are in their winter homes and not parking at Harborside, we ask that all owners who usually leave a vehicle parked here through the winter to consider storing those vehicles elsewhere.
8. With respect to the preceding point...we have arranged with the BYC the opportunity to park vehicles in their lot. We would like everyone who does not need their car/truck in our lot to take advantage of this offer.
 - Send me the following information and I'll coordinate with the BYC:
 - Make and year of the vehicle
 - License state/number
 - Your name and contact info (phone # & email address)
 - Your keys will be secured at the Front Desk...in case the vehicle has to be moved in an emergency.

As mentioned in previous updates, we advise affected owners to inspect their units and report any such damage or potential damage to me and Lesley Management. We have noticed possible blistering of paint on the B Bldg, caused by the heat from the fire.

We will be conducting another follow-up meeting tomorrow. Once we have completed those discussions, we'll update you later tomorrow evening or on Saturday.

As we have indicated...if you have questions about insurance, please contact Joyce. For questions about town procedures, restoration of utilities, etc, please contact Jim Walters. As for questions about reporting of damages, repairs, etc, contact me. If you contact us by email or other correspondence, please provide a Cc copy to Lesley Management.

Thanks for your continued patience, Don Nowland (On Behalf of the Trustees)

PS - If you have renters, please pass this message...especially with respect to the restriction in demolition areas and the parking situation.