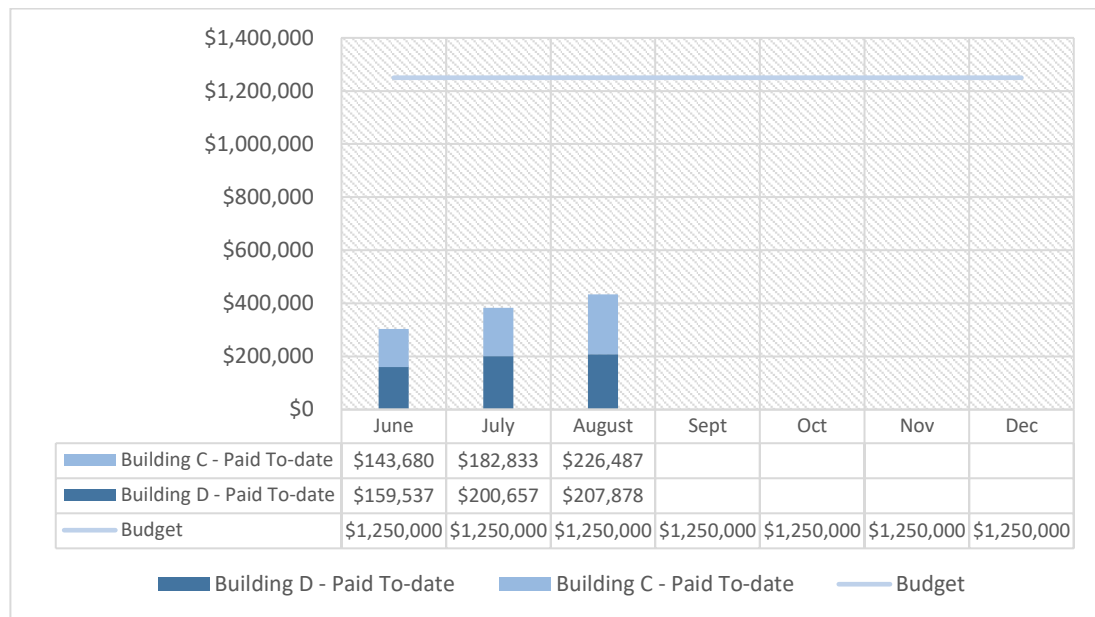


Harborside Condominium Trust
Egress, Siding and Decking Project - September 2022 Update

Year-to-date Spending Update



Where are we today?

Phase 1 is complete. Phase 1 addressed replacing, where accessible, siding, water leaks and rot repair on Building D and siding, water leaks and rot repair on Building C. (Roofs have been examined by a roofing company and do not need urgent repair. Further consideration of roof repair will be examined more closely during phase **All of the project work on Building C is now complete except possible roofing.**

Phase 2 (Building D only) is now active and divided into Phase 2a and Phase 2b.

Phase 2a addresses adding sprinklers to all of the non-sprinklered Building D units and the main stair well in Building D; changing four windows to egress windows, and changing several internal doors to meet Code (following Code NFPA 13R). Note: When Phase 2a is completed only four units in the Harborside complex will remain non-sprinklered (three in Building C and one in Building B).

All owners in Building D have now signed off on Phase 2a.

Phase 2a has started with the administrative, permitting and contractual arrangements. Materials will be ordered shortly and work in the building is foreseen to begin in late October. Depending on the arrival and installation of the egress windows, work should be finished on Phase 2a by late February.

Phase 2b addresses Building D decks and railings, siding and water leaks not addressed during Phase 1, and roofing under decks. Phase 2b will begin with the finalization of administrative and contractual adjustments and arrangements, the ordering of materials and scheduling equipment. This will start in October. The actual implementation of work in the building on Phase 2b (the final phase of the project), can only begin once Phase 2a is

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completed. The implementation of work on Phase 2b will be, to a certain extent, weather dependent.

The Trust is looking for an outside end date to the project of July 30.