

The following outlines the current situation as it relates to Cornerstone Condominiums.

1. We were given notice in March that our current homeowners insurance is being dropped effective June 20. We are now faced with the challenge to find a new carrier. Our insurance broker, O'Connor Group, sat down with the board and outlined the current situation and what we can expect to pay with a new policy. They are forecasting that the new policy will cost up to \$100,000 for the coming year. The current policy was \$47,000, so this is a \$53,000 increase. To cover this incremental insurance cost, we will need to raise condo fees by 25% starting June 1.

In order to secure a new policy in 2024 and position Cornerstone for more favorable insurance rates in 2025, the following initiatives will need to be put in place:

- a. Grills may no longer be used or stored within 10 feet of the buildings and **must be removed by May 5** in order to pass inspection for insurance coverage. The board is considering other options for grill placement and will get back to the association at a later date.
 - b. Audit of all interior electric panel boxes to ensure none of them are made by unacceptable/outdated manufacturers.
 - c. Sign a contract for replacement of outdoor electrical meter boxes that are made by banned manufacturers (and also badly rusted). We are waiting for an estimate for this project.
 - d. Audit the presence and usage of woodburning fireplaces. Woodburning fireplaces will not be allowed beginning in 2025 and will need to either be converted to gas or have the flue blocked off.
2. We had serious damage to the roof at 339 Boyle which needs to be replaced. The cost for this is \$30,000. We will be paying for this with \$15,000 from reserves and the other \$15,000 from a \$500 assessment due on August 1. We have put a timeline together for replacement of the remaining roofs, which were due to be replaced over the next few years.

We will be conducting our annual association meeting on May 14 at 6:30 PM via Zoom when additional clarifications can be made and questions can be answered. A link will be sent to you by Lisa prior to the meeting. We look forward to a productive meeting and just wanted to give you a heads up on additional fees and assessments to be able to prepare.

Sincerely,

The Cornerstone Condominium Board