

**NOTICE OF HLV 2023 ROOF AND RELATED EXTERIOR WORK
SPECIAL ASSESSMENT SET BY THE BOARD OF DIRECTORS JUNE 15,
2023**

Commencing in late October, or early November, 2023 the 3rd and final phase of the plan presented to the Owners on July 14, 2021 and subsequently adopted by the Board will begin. The 2022 Notice is available on the HLV website under the "Resources" tab. A copy of this Notice is posted on the HLV website.

In 2021 work on 10 buildings was completed. The work on 333/343 and 613/627 HLC was done, with the exception of trim and flashing repair and replacement on 333/343, prior to the 2021 special assessment. The cost of the roof and flashing work for those buildings was paid from the HOAs then existing reserves. The cost of the trim and flashing repair and replacement done in 2022 at 333/343 HLC was paid from the proceeds of the special assessment.

In 2022 work was completed on 8 buildings: 11/15, 23/27, 35/39 and 36/42 CC, and 421/431, 443/453, 529/541 and 579/593 HLC. Also, in 2022 chimney maintenance including trim replacement as needed, caulking and painting was done on all buildings except those scheduled for 2023 and 369 HLC which suffered storm damage. This work was in addition to the chimney stabilization and bracing repairs done earlier in 2022. There was other work referenced in the 2022 Notice done as well. The cost of the 2022 chimney maintenance and repair work was paid from the temporary roof reserve which left it at a minimum balance. Funding to the account continued in 2023. The anticipated balance in the account was considered by the Board as it set the 2023 assessment amounts.

In 2023 roof and related exterior construction work shall be done on: 360/361, 273/285, 253/269, 209/215, 193/199, 167/177 141/155, 99/113 HLC and the Amenity Center, Gazebo and Pergolas. The schedule will be determined closer to the start date. Owners will be notified by email and mail at the last address in the HLV Directory once the schedule has been established. It is the owner's responsibility to confirm the Directory email and mail addresses are correct.

The work to be done in 2023 will generally be of the same scope as that which occurred in 2022.

If you have a solar tube and wish to have it removed and the opening roofed over, please notify Phil or Bruce by email not later than October 1, 2023. The tube will

be removed at no charge and the necessary roof work and exterior work done. The Owner is responsible for all interior work.

Depending on the start date it is anticipated work, with the exception of the Amenity Center, Gazebo and Pergolas, will be concluded by Christmas. The Amenity Center, Gazebo and Pergola work will probably carry over into January, 2024.

MD Roofing is the contractor. As in prior years copies of the contracts will be made available at the Amenity Center for review. The Board asks that the Owners recognize these documents are proprietary to our community. Please keep the terms and contents confidential. Of course, if you have questions please speak to Bruce or Phil.

All special assessments, including 2023, were computed based on the anticipated cost of the known work.

The 2023 special assessment total is: \$341,173.00. The Master Deed requires separate and lesser assessment charges for one car garage homes. The 2023 special assessments are hereby set at: \$5,249.00 for one car garage homes and \$6,561.00 for two car garage homes. Coupons will be sent directly by Surfside by mail and email closer to the due date. Payment is due by October 1, 2023. Please be courteous to your neighbors and pay by the due date. Surfside will not draft special assessment payments from your bank account. Hence, you must either mail a check, drop a check off at Surfside or pay by credit card through your owner portal. Any credit card fee is payable to Surfside and not HL V.

There is no grace period. If payment is not received on or before the due date there is a \$25.00 late fee payable to HL V. The late fee is assessed and due each month the payment remains unpaid.

Payments will be deposited into the temporary roof reserve account. Activity in that account is reflected in the financial statements. The account is restricted and may only be used for construction related to the roofs. Payments from the account will require the consent of a majority of the Directors. This is the same number, 3, required by the plan even though at that time there were 5 Directors.