

Sea Pines Homeowners Association

Brewster, Massachusetts 02631

SEA PINES NEWS

7/18/94

The weather has been absolutely beautiful making us forget the dreadful winter we experienced. Unfortunately, winter's ravages have left its mark in a way we owners will be reminded of for a considerable length of time.

A unit in Friendship has developed a crack in its foundation causing a 2 inch drop in the master bedroom and den. The structural engineer we hired has found that soil was not compacted properly during construction and the extreme freezing during the winter caused the problem. There are many like instances on the cape. Our insurance company has informed us that this is a non-insured loss. The result will be extensive repairs the cost to be borne by all of us. Over the next month we should have firm figures on repairs and will be deciding the best way to fund them.

Everyone should keep in mind that current reserve funds go for specific major scheduled replacement items i.e. decks, roofing, siding all of which are currently being drawn on and will be at an increasing rate over the next several years as Sea Pines continues to age. The current unusual structural problem most likely will have to be funded either by a special assessment, increased monthly maintenance fees, or a combination of both. The F.M.B. will probably be discussing this at the July meeting.

John Phelan and Milt Powers of the insurance committee continued the bad news as our current insurance carrier (Traveler's) has declined coverage for the next year. John and Milt feel that replacement coverage will cost us 15-25% more and our deductible will be increased from \$1,000 to \$2,500-\$5,000 per loss.

Good news: The clubhouse committee requested \$3,000.00 from our current operating budget for replacement of furniture and fixtures in the clubhouse. There is currently no money available for this expenditure. The committee has begun raising funds for this worthwhile endeavor through donations and to date they amount to \$2,600.00. If you would like to join your Sea Pines neighbors, please call Shirley Marden or Vera Fields so that our clubhouse can become as much a source of pride as is the rest of Sea Pines.

Note: If your smoke detector goes off, contact an electrician. It is the owner's responsibility for repair.

Also, the Grounds Committee has approved replacement of slider windows with casement windows. Any owner wishing to make any changes to windows needs to get variance approval before signing up with a contractor.

Our next F.M.B. meeting will be on Saturday, July 30th at 8:30 AM in the clubhouse. Issues that affect us all will be discussed. I hope to see you there.

Best regards,

Richard Rose, Chairman-F.M.B.