

----- Forwarded message -----

From: <donotreply@elite-mgmt.com>

Date: Wed, Jan 28, 2026 at 4:32 PM

Subject: Waterford II Condominium - Important Notice Regarding the Balconies and Patios
- Please Read

To: Florence Albano

Dear Waterford II Owners and Residents:

As many of you may be aware, the Association recently began a project to inspect and repair certain balconies within the community. The project started in and around Units 723/733 and has since expanded. During the repairs, contractors uncovered significant structural wood rot. The rot is a result of insufficient flashing and the use of untreated wood for framing. The Association engaged an engineering firm to provide an opinion. Based upon the review and observations of the Association's engineer and contractors, there is reason to believe that similar structural rot exists in some or all of the remaining balconies. The Association is actively engaged in the process of having all remaining balconies/patios inspected and repaired.

The engineer was unable to confirm that the remaining balconies are safe for use at this time.

Therefore, the Association is making everyone aware that all existing balconies/patios may be unsafe for use, and advising that all persons should remain off of the balconies/patios until further notice. All owners are advised to notify their tenants of the same information.

Certainly, for any balconies/patios currently being repaired, those areas should continue to be avoided at all times.

More details will be shared soon regarding next steps.

If you have any questions, please contact the Association's manager, Scott Hemphill, Elite Management Professionals, scotthemphill@elite-mgmt.com.

Thank you.