

From the Board of Directors of Beach House of Pass a Grille

“BOD clarification of Association interactions.”

Christy – We are sorry you are having problems with water in your unit. (The June 10, 2026 text you sent, regarding your tenant’s text to you: “the bathroom floor has water between the makeup vanity and the sink vanity ... I can’t tell where it came from this time. The ceiling doesn’t appear wet.” The May 28, 2026 text you sent: “The ceiling in the bathroom above the makeup vanity is leaking.”)

The Board will consider asking Ameritech to post these communications (thank you very much for contacting the Board and Property Manager via email instead of texts, as requested) on the website, as association documents, because the Board has already notified all Association Members of your communication to the Board and has discussed it in an open meeting.

At June’s regular Board meeting, a recap was presented of the current issues or perceived issues due to 701’s lack of maintenance of their personal property that has caused damage to Association property in the past (and the Board relayed your May 28 text complaint to the Association Membership). Briefly:

The March 2026 scope of recommended work by Prescott Engineering (posted on the website) identifies three recommendations for work affecting 701’s private, as well as common, property. (1) the railings on the balcony, which are common property; (2) the balconies, which are private property; (3) the “end wall” (currently tarped, due to the gap found, after 701 granted permission to enter, on the interior of the wall).

As recapped at the June meeting, WKM submitted an RFP response, on Prescott’s March 2026 scope, for all three items affecting 701—that RFP was 150k+ (the RFP is posted on our website). The Board did not act on that RFP, as WKM had demanded contract and a large payment within a very short period of time, we could not ascertain that the overall proposal was reasonable, and WKM did not respond to our request to break out the items. WKM did respond to our request for a change order only for the balcony railings, and we acted on that at the May meeting (the balcony RFP, and balcony change order, are posted on our

Website). As also discussed at the meeting, we understand that 701 is contracting for the work on its balconies necessary to prevent further damage to Association property. And, in light of the gap in the tarped wall, we are considering exercising emergency powers to contract without bid (which would be necessary if over 5% of operating budget) to repair that wall in 701, as well as in 704. (The determination of whether this work would be specially assessed back to the Unit owners, as opposed to all membership, would be made after any contract and work occurs. An emergency Board meeting to consider a proposal for work on both 701 and 704's walls is set for Friday, June 19.)

We therefore (as discussed at the meeting) currently intend to continue soliciting bids for the March 2026 Prescott scope of work—but those bids will *not* include either the railings (because we have already contracted for that) or the end wall (because we are considering exercising emergency powers to repair that gap).

The video you are now circulating appears to be a video from last year, that you and all then-Board members received, and that led to discussions regarding the need to repair 701's private balconies on an emergency basis, to mitigate damage to Association property (and to specially assess accordingly). That issue has now been relayed in meetings, for all Membership. The September letter you received from Prescott, while President, with photos of the balconies, has now been retrieved and posted on the website. We will consider posting the video as well, with its date.

No such plan to repair 701's private property in order to prevent damage to Association property was executed before you left the Board. But regardless, the video shows, as was discussed at the May 2026 regular meeting, the original issue that WKM discovered at the end of last summer, while working for the Association on the "partition wall" installed decades ago that increased 701's private property and that currently is the common property of all Membership to the extent set forth in our foundational documents.

The threat of damage to Association property caused by the water in that video was, as you know, immediately mitigated, and was mitigated again months later when it appeared that water might leaking from a different place on 701's balconies down through the interior walls of the entire 01 stack. The emergency threat of damage to Association property therefore appeared to have dissipated, and it does not appear that Association property is currently under significant threat – except for that gap in the interior of 701's end wall, which is tarped currently. The Association should not exercise emergency powers (like no-bid contracts and entry into Units to conduct work on their private property) in the absence

of an emergency, and it should act only on behalf of all Membership, regarding Association issues (like damage to Association property).

We understand that the contractor who currently is executing the Association contract for the first floor rec room and therefore at Beach House daily, Hayward Construction, has reached out to you about your tenant's report of water on the floor of your bathroom. Please note that Mr. Hayward and his company are not under contract to repair your individual Unit (or any other), or to diagnose the problem in your Unit. You remain entirely free to contact, or contract, with anyone you wish (including, of course, Hayward Contractors) to diagnose your problem.

If you find that your problem is caused by 701, we continue to suggest that you talk to 701. This is not a direction or requirement by the Association, but a suggestion because of the limited responsibilities of the Association, which consists of all homeowners in the building. We are aware of at least two situations, one quite recently, in which another Unit diagnosed a water intrusion as involving the Unit above. Those Units apparently resolved the problem each time, without Association involvement. – This is what should be happening. The Beach House Association is not a “landlord”; it does not contract for anyone to be a “super” for individual Units, to conduct plumbing work, etc. You will need to discuss with 701 any issue you believe 701 is causing to your Unit—if you wish to do so. And the Association should not act as a go-between for that conversation; it acts for all Membership only, vis a vis an individual Unit owner when necessary to accomplish Association business. (The Association would, of course, appreciate being notified as you go along, via information to the Board, as any issue with water intrusion might affect Association property.)

If you have any further questions, of course reach out again.

Thank you.

☐Beach House Association Board of Directors

On Jun 16, 2026, at 1:07 PM, Christy Knight <christyknight@live.com> wrote:

Good afternoon Board,

I'm going to start at the beginning, so I'm clear on what I'm asking.

When I had the first leak in my unit's bathroom (on May 28th), I informed the board and I was told that the contractor from the first floor would take a look at the 701 balcony (because Clayton Prescott uncovered during the roof/7th floor project that the flooring on the balconies of 701 did not have a water barrier and he sent me a video of water under the tile and there hadn't been any rain for weeks). I sent that video to the board and our attorney when I received it and again 2 weeks ago. My understanding is that the contractor (Adam, I believe) found subpar work on the doorway closure for 701 balcony and he tarped it off. I asked at the time and again after a second leak was found (June 10th) if they would please tarp the entire balcony until the work could be completed. I also (at your request) sent all the emails pertaining to the 701 balconies and the contracts for Prescott and WKM.

Also, at your request, I connected with 701 to see if the second leak was due to the plumbing work they completed. Adam (contractor) investigated the plumbing work and determined that was not the cause of my leaks. Now there is a third leak (June 13th) and I again connected with 701. They said they have a quote for the balcony work and have sent the board a letter requesting information on the board vs. owner responsibility and they haven't heard anything from you.

At this point, I have done everything asked by the board and I still have leaks. It doesn't seem to matter if there is rain in the days leading up to the leaks, because the water sits under the tiles on the balcony and is somehow leaking between the roof and the ceiling of my unit. From what Karin said multiple times, it is the board's responsibility to step in and mitigate further damage. That is what I'm asking. Please connect with someone (whether it be Adam or someone else) to ensure both balconies (701) are fully tarped against future damage. We can't do anything about the current water under the tile (unless they are pulled out and the sub-structure is sealed properly), but if they are fully tarped, maybe we can avoid future rain getting under the tile.

Please let me know if there is anything else needed from me to move this process along.

Thank you,
Christy Knight

From: Karin Hoppmann <karin.hoppmann1972@gmail.com>
Sent: Sunday, June 14, 2026 12:12 AM
To: Christy Knight <christyknight@live.com>
Cc: Chris Iaciofoli <chris.iaciofoli@gmail.com>; BOD Extraordinaire Paulson <rickpaulson1@gmail.com>; Gloria Reed <greed@ameritechmail.com>
Subject: Your text question

Christy, I'm sorry; I'm not sure what you are asking, re: tarping (or what contractor(s) you are referring to) — Although 701 appears currently to be in discussions to contract to repair their private balconies, we have not yet received any notification of commencement—so the balconies should not yet be tarped off due to 701's anticipated balcony work. —
***have you diagnosed the problem with the water on your floor as coming from 701?

Sent from my iPhone