

Community Update

FRIDAY, MAY 12TH, 2023

HARBOR CLUB – PROJECT START

Dear Resident,

Greetings from all of us at Cornerstone Managing Partners (CMP). Our team is very excited and has been working tirelessly behind the scenes in preparation for the start of your upcoming re-pipe project scheduled to begin this June. We have included new information we feel is paramount for you to be aware of prior to the project start date. Please take a moment and read the included updates provided below.

Project Kick Off

As CMP and crews prepare for the June 1st project start date, you will begin to notice an increased level of activity onsite. This includes but is not limited to the staging of supplies and materials, office set up, and onsite walks by project managers and crew. This does not include construction which is slated to begin in July. Additional updates will be provided to the community as the project start approaches. Also, in an effort to keep the community as informed as possible, we would like to provide you with information pertaining to a commonly asked question (Individual Unit Schedules) along with immediate impacts (Library usage) you as a resident will likely encounter.

Individual Unit Schedules

As Cornerstone prepares to mobilize at Harbor Club, one of the most frequently asked questions from residents is “*What is the schedule for repairs in my unit?*” While Cornerstone wishes we could provide exact dates of construction for each individual unit, this information is simply not available this early in the construction process. As previously discussed in both the Resident Townhall and Board Meetings project construction must be completed in phases. As the project continues to progress, Cornerstone’s team will provide and distribute schedules to affected residents in advance allowing residents to better plan and coordinate their daily personal lives around the required work.

CMP and crews try our best to provide the least amount disruption to both homeowners and guests, we are aware projects of this size and magnitude can be quite invasive. As such, we will inform you as early as possible to upcoming construction within your unit may you wish to decide to vacate during this time. Through the years, we have learned providing residents with projected in-unit construction dates too far in advance is a great disservice as the potential for schedule changes is too great. CMP views this project as a partnership between us and each resident, one we hope to continue building on with open communication, expectations, and education.

Individual Homeowner Meetings

CMP, Harbor Club Management and the Board of Directors have received a number of requests to meet with homeowners one on one to help them understand the upcoming work in their units. We are very excited that homeowners are eager to understand the upcoming work, and are here to support you all through this process. At this time, we have not officially kicked off the project. We will begin coordinating with homeowners to meet with them in late June to early July. We appreciate your understanding.

Library Access Update – CMP Office

After reviewing multiple project office locations with the Harbor Club Board, a decision was made that the 3rd floor library provided the best usable space for your construction team. Beginning Wednesday, May 10th, and lasting through the duration of the project, CMP began moving in and converting this space into the project office. Resident access and availability to the library is now modified. Below are instructions to those wishing to coordinate access to the library during the project. This process is subject to change based on operations and construction needs.

- **WEEKDAY RESIDENT ACCESS:** CMP will require at least two (2) hours' notice for resident access to the library during work hours (Monday through Friday). Certain times may not be available due to meeting schedules and standard business activity.
- **LIBRARY ACCESS:** In order to coordinate access to the library, please call or text our Administrative Assistant, Nicole Aleman at (619) 507-9466.

We sincerely thank you for your cooperation and we look forward to the next journey!

Sincerely,

Greyson Connelly
Operations Manager
Cornerstone Managing Partners