

TO: UNIT OWNERS OF CATAWBA SHORES NORTH CONDO ASSOCIATION

FROM: CSNCA BOARD OF TRUSTEES

DATE: July 28, 2023

The Board of Trustees met on Saturday, July 22, 2023 and one of the items that was discussed is delaying the final three payments of the Building and Roof Renovation Assessments. Since the renovations were started last year, the goals of the Board have remained the same. To lower the yearly maintenance cost, to permanently fix our leaks, and to return this place to its original pristine condition. Every homeowner in Building 1 has received a very detailed inspection and delays in our renovation have resulted as we attempt to fix our problems one by one. The Board is pleased with the fact that the garages and Primrose Hall are 100% completed with new siding, new roofs, new gutters, and a new look with landscaping. We will continue to be hyper-focused on the quality of this rebuild to ensure we eliminate costly painting, rotting infrastructure, and water penetration into our buildings.

After looking at our present and future financial picture, the Board feels comfortable revising the final three assessment dates for the building renovations and the two payments for the new roof assessment.

Please find attached the revised payment schedule for the building renovation assessment and the roof assessments.

The new dates for the building assessment will be:  
March 1, 2024; August 1, 2024; January 1, 2025

The new dates for the roof assessment will be:  
August 1, 2024; January 1, 2025

The Board feels this will allow all unit owners more time to plan for their final payments. If you have any further questions, please contact Tim Keys or any of the Board members.