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**Subject:** RE: Water damaged gypsum board

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**Date:** Thursday, December 6, 2012 4:28 PM

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To: All Unit Owners Of Oceanwoods Condo Memo #4

From: The Board of Managers

**UPDATE FROM BOARD MEMBERS Dated 12/6/2012**

## **BOARD & UNIT OWNER'S MEETING IS SCHEDULED**

Please be advised that a meeting of Unit Owner's has been scheduled for this coming Wednesday, December 12<sup>th</sup> at 7:00pm at the Old Lane Theatre located at 67 New Dorp Lane. We will hope to separate the Fact from The Fiction at this meeting.

Although we will be answering everyone's questions at this meeting, the Board felt it necessary to address some frequently asked questions in this memo, so here we go:

1 – Where has CMA/Dick Trattner been? **Answer:** Please be advised that Mr. Trattner has been in constant contact with the Board ever since Hurricane Sandy occurred. CMA & Mr. Trattner work for the Board of Manager's. Their job is to collect common charges, pay invoices on behalf of the Condo HOA, assist and advise in the preparation of the Annual Budget for the Condo, and assist and advise the Board on any and all matters that relate to the condos---AND THEY HAVE DONE SO.

2 – Who is responsible for the repair and/or replacement of the firewalls and sheetrock? **Answer:** The repair and/or replacement of firewall and/or sheetrock is Condo responsibility, as it is part of structure. It is the condo's responsibility to address any and all issues of structural integrity of the condo's no matter the cause. However, the Condo association does not have adequate funds available to pay for each and every condo's firewall/sheetrock repair/replacement. As such, severe matters of structural integrity are

being repaired first (i.e. The architect's inspection of a unit owner's home lead to the discovery of dangerous damage caused by termites---NO INSURANCE covers damage caused by termites). The Board of Managers, after extensive consultations and research, has decided that all flood damaged areas of sheet rock and firewalls should be removed and the affected areas dried and treated with an antimicrobial. You should replace the damaged sheetrock/firewall with at least the same material and thickness that was originally put in by the builder. The Board is of the opinion that this is an emergency repair and as such, no NYC building department permits are required. Responsibility for repairing firewalls ultimately lies with the Condo. However, the Condo does not have the funds to do this. The Board could not have foreseen nor have adequately budgeted for the devastation that Hurricane Sandy caused. We have applied to the SBA for a long-term, low interest loan and await their answer. In the mean time, Unit Owners have been asked to shoulder these costs so that they can again inhabit their homes in a safe manner. When funds become available, unit owners will be reimbursed at a reasonable level for the repairs that ordinarily would have been paid for/done by the Condo. Unit Owners are asked to document their repairs by taking pictures before, during and after the repairs, getting detailed bills from their contractor, and submitting an affidavit to CMA detailing exactly what you have done relative to the sheetrock & firewalls. Please be further advised that while some people have carried their own Flood Insurance coverage for structure and contents, some insurance companies may not pay for any repair to structural components they deem to be the responsibility of the condo association, while some insurance companies may pay for such repairs. Everything will be addressed in an equitable manner after the things calm down and repairs move further along. As a separate issue, the Board is concerned that the electrical repairs, which are the responsibility of the individual Unit Owner, be properly done. What you do or don't do can affect your neighbors who are attached to you. Therefore, you are asked to submit a report from your licensed electrician/electrical contractor which details the work done and a filing number. This will insure that the proper job is being done.

In the interim, where other dangerous conditions have been found by the architect, The Condo is paying for the stabilization of the units with the funds available.

3 – Roof repairs are under way. These damages should be covered by our Master Insurance Policy under “wind damage”. However, as of today we have not received any reimbursement from the insurance company and have had to at least partially pay the roofing contractor for the repairs that have been made.

4 – All common charges should be continued to be paid by each unit owner. Not doing so hurts the Condominium as a whole and your fellow unit owner's.

**THANK YOU, CMA & YOUR BOARD OF MANAGERS**