

March 5, 2019

TO ALL UNIT OWNERS

Storage World Condominium Association (SWCA)

1096 Condominium Association (1096)

Medina Storage Condominium Association (MSCA)

SUBJECT: Driveway Repair Project

As many of you are aware, a group of representatives from each of the associations noted above have been working on the much needed driveway repairs for our common driveway areas. Several members of each of the three association Boards have been involved and have agreed on the specific repairs needed. Specifications have been developed, a bid package was prepared, and bids were sent out to a number of concrete contractors. Of the respondents, detailed discussions were held with the company judged by your committee to be the lowest cost qualified bidder. Since this is a large and complex undertaking, it was deemed essential that the contractor be large enough and experienced enough to complete the work in the shortest reasonable time frame and with materials and work of the highest quality.

Also, those of you who have been at the complex during heavy rainfall are likely aware that there are significant drainage issues. Since we will be removing and replacing the concrete on the main North-South drive and much of the East-West drive, we plan to mitigate these issues concurrent with the concrete replacement. Water flow management has required considerable discussion with County and State officials including countless hours of coordination, negotiation, and engineering consulting.

The work is expected to start approximately May 20<sup>th</sup> and is projected to take approximately 5 weeks to complete. During that time, traffic within the complex will necessarily be re-routed and the temporary routing will change as the work progresses. It is also possible that access to certain units, especially those bordering the main North-South drive, will be restricted. Every reasonable effort will be made to accommodate individual unit owners' needs, but bear in mind that communication is key and advance notice of your needs for access will be appreciated. Temporary lane markings, traffic control cones, tape, etc. will be changing frequently and it is essential that all traffic routings be respected.

Since this correspondence is being sent to unit owners and some units are being rented, OWNERS MUST REVIEW THIS INFORMATION WITH YOUR RENTERS.

This is an expensive, but much needed program. Costs are being shared equally by individual unit owners and fund accounting is being managed by each of the three Associations. The end result should improve the everyday access to our units and significantly protect the value of our properties in the future. If you have any questions about the details of this project, you should contact a member of the Board for your respective unit(s).

Best Regards,

SWCA Board of Managers