



A Newsletter for the Homeowners of The Quarters



Ramblings and Writings

With the restoration on the outside of the building coming to a close, we now have to concentrate on the pool area and sealing underneath the pool itself. The pool area and everything connected to this phase of the work will be continued in the fall so as not to interfere with our summer season.

Our meeting in March was well attended by all Board members and by a good many owners. It was very gratifying to see so many owners present. We discussed the progress of the restoration and how well it was going. Many of the owners agreed with the Board to go ahead and allot enough money to finish the pool project instead of postponing it to next year.

Our next Board Meeting will be the Budget Meeting. Any input from owners on how to build-up our reserve fund would be greatly appreciated. The Board and I have some ideas we are looking at that would keep our present maintenance fee intact at its present rate. This will all be discussed at this meeting. I hope many will try to attend. With the outside of the building restoration work being completed this year, hopefully we can concentrate on building up the reserve fund to start replacing and enhancing the interior of our units. It's going to cost us money no matter what we do.

Thanking everyone for their support, now and in the future,
Your President
William Novak



Manager's Corner

Dear Quarters Owners,

In 2005, the project to recoat the building was discussed, evaluated, quoted and contracted. After the initial contractor was unable to provide the necessary insurance proof, a second contractor was selected. Several of the original, bidding contractors were contacted but were already obligated to other projects and unable to accept the project by the time this was discovered. All States was asked to prepare a bid based on a visual inspection of the building and proposed a quote based on what could be seen at that time.

An assessment was levied based on what the expected amount was at that time with the understanding that there could be many unknowns discovered which could significantly affect the total amount. The assessment was presented with the option of one single payment with a discount for the total paid in one lump sum or the option of payments spread over a period of time but with no discount. The plan calculated the amounts based on the supposition that perhaps one-fourth to one-third of the owners would pay the full amount in one payment. Based on this premise, approximately 27-36 owners would be paying \$4000 or \$108,000 to \$144,000 would be collected "up front" with the other two-thirds to three-fourths or 72-81 owners paying the \$4600 over time, yielding another \$331,200-\$372,600. The total collected was expected to be around \$475,200-\$480,600. Instead, eighty-one owners paid the discounted amount of \$4000, leaving only 27 owners paying the \$4600. This left the expected amount to be collected over \$30,000 short.

As the work progressed, the contractors uncovered deteriorated structure. Once the deterioration was addressed and recoated, an engineer would verify the quantity of work. In the original quote, the work was stated in terms of linear feet or square footage. If the amount performed were above the quoted work, the engineer would issue a change order to account for the additional cost. As the carpet on the corridors to the entrance doors and the carpet on the balconies were removed, the discovery was made as to how much deterioration had been caused by the carpet's absorbing and holding

the moisture to the concrete. The decision was made to permanently remove the carpet and coat the walkways with a protective coating to prevent further deterioration. This is an example of one change order where additional coating would be charged.

The original project was three phases. The first phase consisted of work around the tier 5 stack. According to minutes of meetings from many years back, this has been a source of moisture intrusion to the interior of the structure. This portion of the project was at a cost of \$95,000. The second phase of the project consisted of the envelope of the structure. This was the most difficult portion to predict. There were many areas of the building allowing moisture penetration, which, in turn, expedited the deterioration of the structure. The original cost of this portion was quoted at \$345,000. As discovery was made and corrected, the additional change orders for this portion has resulted in an additional \$140,931. A portion of this has come from the coatings. The balconies were found to have negative pitch, which caused the water to drain back to the building, as opposed to draining away from the structure. This was from the original development of the building and not caused by anyone or anything having been done.

The southeast stairwell was not addressed in any of the original quotes but was found to be severely deteriorated. After careful study, the decision was made to repair the stairs as opposed to replacing. This was a change order.

The third portion of the contract called for the pool area to be addressed. This was left as a separate portion in order to determine what would be in the best interest of the owners as the work progressed on the remainder of the building. The work on the pool will be postponed until after the season, in order to have no construction affecting pool use during the summer.

Mr. Jeff Coffren, a Quarters owner, has followed the progress closely. He provided a very nice pictorial development of the work at the annual meeting. If you did not get a chance to view those at the meeting, we hope you will see the progress at a later date.

In projecting the necessary amount to finish the work, the figure of \$3600 per interval owner was calculated. This billing will be sent out around May 15, with a date of June 15 for \$1800 due. The Board wanted to give as much time as possible to allow the owners to make preparations for the remaining assessment. The second payment of \$1800 will be due on September 15. This also gives time for an owner to rent some summer week or weeks to raise some of the funds.

Thank you for your patience and understanding during this major undertaking.
Johnny Tramel

NEWSLETTER

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