

Waverly Landing HOA Projects 2023-2025

THE FOLLOWING ITEMS ARE ALL COMPLETE:

- In the last two years:
 - Added all new security lighting
 - All new cosmetic lighting
 - All new sign numbers
 - All new signage
 - Sent out for bid landscape plan
 - Completed flat roof replacement
 - Changed HOA Management to CMI
 - Painted entire exterior of the building
 - Painted and resealed the garage using a specialty product that addresses concrete building with an elastomeric specialty paint that seals concrete for the garage & they did not anticipate but decided to reseat the top deck of the parking structure as an extra precaution to preserve the structure
 - Work in the courtyard with concrete re: a sewer cap that was uneven (cosmetic and safety work)
 - Hired an engineering firm for an added level of expertise for all of these projects
 - Fired management team because they were passive and hired Community Management—cracker jacks---24 hours a day available
 - Replaced some windows
 - Resealed driveway outside of building in shared project with condo building across from this one
 - Replaced garage doors and updated them
 - Now begins the flower planting and landscape clean up
 - Building gets a spa day once a year
 - Uses special brushes and wash all the concrete, all the entryways
 - Once a week housekeeping comes in and wipes down cobwebs, blow out the garage, empty garbage's on the campus, blow out the courtyard, wipe down handrails
 - Priced 3 vendors, hired the least expensive
 - Sent landscaping out for bid and ended up hiring a less expensive option doing better work

ELEVATOR:

Recent elevator modernization study completed 2/6/2024, attached, great report, no issues or concerns or repairs recommending modernization in 8-10 years

- This future modernization is also reflected in the reserve plan at the appropriate time and in the appropriate amount of money.

THE ONLY ANTICIPATED ASSESSMENT NOW IS THE SLOPED ROOF:

- The only thing that is out there right now, because everything has been done, is the roof. It is out for bid right now. If they can't get it done by November 1st, then they'll push it off to 2026 spring. Which will allow them to grow additional reserves. Seller is willing to hold funds in an escrow hold back account at closing with acceptable offer to cover this future expense.