107 DUNVEGAN WOODS – CONDO ASSESSMENT SUMMARY

- These are exciting times at Dunvegan Woods. Earlier this year, the Board unanimously recommended and the owners overwhelming approved a community-wide exterior building envelope project for new vinyl siding, trim and front porches for every unit and new decks for those whose decks were not replaced last year. The curb appeal of the entire complex will increase drastically. A 6.49% association loan for the entire cost of the project has been secured. The outcome will be to preserve the woodland canopy and low density that has always set Dunvegan Woods apart from other seacoast condominiums, while eliminating dated exteriors that have reached the end of their useful life. All of the failed finishes and peeling paint now evident throughout the complex, and all of the tired porches and dated decks are scheduled to be replaced by the end of 2027.

- The current condo fee is $415. Upon completion of the project, each owner will have the option to pay their share of the renovation cost, in which case the condo fee is projected to remain at $415 or lower, because of annual savings on repairs and paint. In the alternative, each homeowner has the option to pay their share of the association loan through increased condominium fees.

- The condition of the clapboard exterior, decks and porches has been thoroughly investigated and is set forth in a final report dated May 14, 2026. The company selected by the Board to define the scope of work and execute the project is Shernecker Property Services ("SPS"). SPS has performed hundreds of similar projects throughout New England built during the era that Dunvegan Woods was constructed.

- The actual estimated cost of the project is $7,000,000 +/- and the bank has agreed to finance $7,800,000 to fund the project and any cost overruns. The loan commitment provides for interest only during construction, which is scheduled from the fall of 2026 through the end of 2027. During the construction period, the condo fee will increase by approximately $200 per month, to a total monthly fee of about $615. Once the work is completed and the total loan amount is calculated, total condo fees are anticipated to increase to the $745-$852 range. In the alternative, each unit owner will have the option to pay off their portion of the special assessment, which is estimated to be between $64,000 and $71,000, and return to a projected condo fee of $415 or less. The price of this unit has been discounted accordingly, and the purchaser of this unit will assume those costs.

- Upon completion, the replacement of all of the community's siding, decks and porches is anticipated to have a very favorable effect on the market value of each individual unit. In addition, the investment in a new weather-proof building envelope is expected to significantly reduce costs for carpentry repairs and chronic painting and re-painting, which should contain maintenance costs over time.

- Documentation regarding the project scope, renderings, projected costs, financing and the projected effect on condo fees will be provided to all interested buyers.