



# Seascape Surf Estates Management Corporation

Date: January 25, 2024

To: All Members of Seascape Surf Estates Management Corporation ("Association")

From: Board of Directors

Re: **Common Area Repair and Restoration Project Scope of Work**

---

Dear Seascape Surf Estates Management Corporation Member:

As you hopefully know, a member vote is underway to determine whether to fund a major Common Area repair and restoration project ("R & R Project") with a special assessment and/or loan, as well as whether to include certain upgrades to this work (outlined in the balloting materials previously sent all members) and impose an additional special assessment to cover these upgrades.

Some members have asked whether the R & R Project will include the re-roofing of the buildings. The answer to this question is yes. The buildings will be re-roofed as part of the R & R Project.

The R & R Project will also include:

- Inspecting exterior elevated elements as required by California Civil Code section 5551
- Replacing the failing waterproof membrane and stucco on building exteriors
- Replacing, as needed, siding, trim and fascia
- Repairing the water-proof membrane on balconies, decks and walkways
- Replacing, as needed, the unit decks, patio enclosures, fencing, gates and railings
- Removing sliding glass doors, installing new pan flashing and re-installing the doors
- Replacing Common Area fences, pedestrian gates and automotive gates that have exceeded their useful life (wood perimeter fences, stucco fences, the chain link fence around the tennis courts, the automotive gates, the Northwest gate, parking garage pedestrian gates)
- Replacing Common Area light fixtures
- Replacing the broken clubhouse sliding glass doors and windows
- Repainting and painting where necessary
- Installing new gutters and downspouts
- Inspecting the fireplaces and flues
- Installing new chimney cap spark arrestors
- Restoring the koi pond
- Repairing the pedestrian bridge at the driveway
- Repairing and replacing sewer and storm drain lines (epoxy coat underground sewer lines, replace sewer lines accessible in the garage, hydro jet underground storm drains, replace storm drains accessible in the garage)
- Repairing the bluff area main storm drain
- Replacing deteriorated railroad tie stairs
- Repairing the fire lane
- Installing new building address numbers (if the existing building numbers cannot be salvaged)
- Performing other repair and replacement work associated with the above-listed repair and replacement work

Thank you in advance for taking the time to attend the town hall meeting and to vote on this very important matter.

Sincerely,

On Behalf of the Board

Amber Korody, CCAM, CMCA

Choice Management Solutions, Inc.

Seascape Surf Estates MC, c/o Choice Management Solutions, Inc.

3914 Murphy Canyon Road Ste A246, San Diego, CA 92123 Email: [Info@Choicemanagementsolutions.com](mailto:Info@Choicemanagementsolutions.com)