



CONDOMINIUM II ASSOCIATION, INC.

Harmon Boulevard, Secaucus, New Jersey 07094 (201) 863-5839

April 4, 2022

Dear Neighbors,

The Harmon Cove II Association thanks the community for its approval of the recent by-law amendment, providing the Association the ability to obtain a loan for this important reinforcement project. As you are aware, the Harmon Cove II Condominium Association, Inc. has been working on plans for the repair project to support columns throughout the community. After the failure of two columns on Egret Lane and Dunlin Plaza in September 2021, Falcon Engineering was engaged to assess the condition of all the buildings support columns throughout Harmon Cove II. As a result of their assessment, it is necessary for us to begin a comprehensive column maintenance and reinforcement project that will ensure the integrity of the columns and our property values. Based on the reports from the engineers, and in order to make the project as cost effective as possible, we have determined that the best course of action is to conduct the full scope of the project.

The scope of the project is significant and encompasses reinforcement of 97 columns. The columns impacted are the inner carport columns, located closer to the stairways, the breezeway columns, and selected additional columns, depending on the specific street and column configuration. An additional 12 columns may be added to the scope as the project continues. The reinforcement process is similar to the process used on the columns at Egret Lane and Dunlin Plaza, though somewhat simplified now that we know the best approach to the reinforcement and the materials required.

Falcon Engineering was hired by the Board to provide specifications to several qualified and vetted bidders. The Association's Board reviewed the bids and with the advice of Falcon Engineering, has selected South Shore Contracting to perform the work. At this time, we anticipate the work to start at the beginning of May, depending on the approval of permits from the Town of Secaucus and the logistics of planning a project of this scale in our community.

South Shore Contracting has projected that they will begin their work on eight buildings at a time and that the process to complete the work to those columns will take approximately three weeks (weather permitting). As they complete one section, they will move on to the next set of buildings and continue in this way through the community until the project is complete. Adjustments to the number of columns they work on at one time may be made as the project evolves. The contractor anticipates that the entire project will take approximately six months to complete.

The Association's Board is working very closely with our property managers, IMPAC, Falcon Engineering who will supervise the project, and the contractors, to plan the logistics of this important and necessary upgrade to our community. While every effort will be made to minimize inconvenience to residents, carport parking will be interrupted in some locations during the work, and we ask for everyone's patience during the process. As we are all aware, there are limited parking opportunities in the community beyond our own carports. As soon as a comprehensive plan is available, we will share that with the community. Full copies of the Falcon reports, repair specifications, contract documents, and other project records will be made available to the Owners on request as each document is finalized. If any Owners are interested in the specific terms, then please contact Management to obtain copies of those records.

Below is the estimated cost of this project:

ESTIMATED COST OF COLUMN REINFORCEMENT PROJECT	
Completed repairs on Egret and Dunlin	\$ 104,625.00
South Shore Contracting	\$ 626,865.00
Additional carpentry and related construction	\$ 40,000.00
Engineering assessment, schematics, filings, project management	\$ 62,918.00
TOTAL COST FOR REINFORCEMENT PROJECT	\$ 834,408.00
Contingency	\$ 265,592.00
GRAND TOTAL	\$ 1,100,000.00

As we cannot deplete our reserve funds to do this project, the funding for this project will come from an \$1,100,000 special assessment. The payment options of the Assessment are the following:

- You may pay in full by June 1, 2022 and avoid paying interest.
- You may pay monthly over a 10-year term (120 payments), including interest.

The monthly payment is based on the current rate of 4.6%, but the rate does not lock until the loan is closed and is subject to market increases. The assessment charge is based on the type of unit you live in is explained in the chart below. You of course, have the option to procure your own loan at a lesser rate and more acceptable terms and pay the assessment in full. Contact your Homeowners Insurance carrier to determine if you have Assessment Coverage.

Type of Unit	Monthly Payment				Savings if Paid in Full
	Assessment Paid in Full by June 1, 2022	Over 120 Months at the Current Rate of 4.6%*	Total Assessment with Interest	Total With Interest	
	1,100,000.00	11,453.32			
Manhattan	\$ 6,740.80	\$ 70.19	\$ 8,422.31	\$ 1,681.51	
Lincoln	\$ 6,086.30	\$ 63.37	\$ 7,604.55	\$ 1,518.25	
Madison	\$ 5,190.90	\$ 54.05	\$ 6,485.79	\$ 1,294.89	
Park	\$ 5,132.60	\$ 53.44	\$ 6,412.94	\$ 1,280.34	
Empire	\$ 5,064.40	\$ 52.73	\$ 6,327.73	\$ 1,263.33	
Shea	\$ 4,738.80	\$ 49.34	\$ 5,920.91	\$ 1,182.11	
Lexington	\$ 3,715.80	\$ 38.69	\$ 4,642.72	\$ 926.92	
York	\$ 3,262.60	\$ 33.97	\$ 4,076.47	\$ 813.87	
Fordham	\$ 3,114.10	\$ 32.42	\$ 3,890.92	\$ 776.82	
Bleeker	\$ 3,007.40	\$ 31.31	\$ 3,757.61	\$ 750.21	
Chelsea	\$ 2,581.70	\$ 26.88	\$ 3,225.71	\$ 644.01	

IMPORTANT- If you are an ACH customer through IMPAC and are choosing the monthly option, please contact Beth McKay via email at emckay@impac1.com to authorize IMPAC to include the Assessment fee with your monthly debit. If your payments are made via the online payment portal or through your personal bill pay, you will need to manually update your payment to include the Assessment charge.

If you have any questions regarding the column reinforcement project or the assessment, please attend the next monthly Harmon Cove II Association Board Meeting on April 28, 2022, at 7:00pm in the Harmon Cove Clubhouse. You may also contact Karen Yuhasz, Property Manager, at kyuhasz@impac1.com or 201-863- 5839 x 301.

Sincerely,
Harmon Cove II Condominium Association, Inc. Board of Directors