

To: Mahmood Pervaiz

June 13, 2011

Re: Meeting with Onassis

cc: Linda Gannon

From: Bob Meeks

Hi Mahmood,

I did not know if you were going to prepare a report for the board regarding our meeting with Chris Kryriakopoulos with Onassis and Jamie from Foster but here is my take on the outcome.

After a short time I could tell that Onassis would take no responsibility for the condition of the joints in the crown molding nor for the stress cracks in the plaster board. To be quite honest I do not know if they have any responsibility other than possibly shoddy work in some spots.

Below is my understanding of what Chris stated and recommended.

The problem with the joints in the crown molding is caused by the miter cut was not on a deep enough angle. What we are now seeing is the caulking squeezing out due to the expansion of the wood due to the hot weather, they were repaired in January.

Chris said we should wait for a complete cycle/year before we make any additional repairs.

The Stress Cracks in the plaster board were repaired/patched with reinforced tape, but due to the continuing settling of the building this type of repair was not adequate.

Chris suggested we seek the advice of structural/architectural engineering firm to recommend a more aggressive repair which will probably be more expensive.

I wonder why there are so many stress cracks in the hall and so few in the individual units unless I am just not aware of any problems the unit owners may be having?

As our meeting wound down, Chris and I stood outside the front door and he said he had some other areas of concern with the building.

Chris said there were some stress cracks in the brick or stone work on the front of the building above the door. He said if we do not get them repaired we "could lose a window".

The other statement Chris made was regarding the facade covering the posts on the balconies. He said repainting them will not solve the problem. The base material used by the builder was not adequate for external use where weather becomes a factor.

He again suggested talking to a structural/architectural engineering firm to recommend a fix/repair.

If or when we do any recommended repairs, I would suggest doing a small test area first before committing to spending large sums with no real knowledge of the outcome.

I wonder if we have any recourse with the builder regarding the materials used on the balcony posts if indeed we find it should not have been used externally? Maybe our lawyer could look into this at some point?

Mahmood, please feel free to make any corrections changes or additions, the above is just what I remember.

If you have any questions please let me know.

Regards,

A handwritten signature in cursive script that reads "Bob".

Bob Meeks