


From: Harborview Board of Directors greg@soniatrealty.com 
Subject: Building Update (By Board of Directors)
Date: March 3, 2022 at 2:09 PM
To: eboerr@yahoo.com



Hello Dear Homeowners,

The board and property management have been very busy since our Annual Meeting in December. As promised in keeping homeowners up to date, below is a summary of what has been happening at Harborview and a list of our top priorities. We are also attaching some info for your reference:

1. The Structural Safety of our building is our number one priority. Since receiving the Insurance's Engineering Report from SDii, which is attached for your reference, we have ordered our independent report. This inspection was performed by Jonathan Sofranko, P.E. from Morphy & Makosky, Inc. The Structural Inspection Report is also attached for your reference.
These reports show the poor condition of this building due to the absence of proper or preventive maintenance during the last 15+ years and are the base of the next set of repairs that will take place.
ACTION: We have requested quotes to start repairing two columns in the garage and reinforcing the pool. We have received one quote and are expecting the second one to select the contractor and start construction. The engineer will also be inspecting the work.
2. Balconies are our second priority. This work is quite complicated because once working, other problems could arise.
ACTION: We are asking for quotes and looking at different options. More info to come soon.
3. Fixing Unit #230 is the next priority. This work will allow us to stop the \$1,000 rent expense payments every month!
ACTION: We are waiting on the final revision of the quotes, to ensure compliance with the Judge requests per court order back in 2019, and to select and start the work.
4. The next priority is REPLACING our roof to start from a clean slate! Our roof, which is suffering several leaks, is in terrible shape with extremely poorly done roof patches performed by non professional, non licensed, and non insured workers.
ACTION: We are asking for quotes and will update you as we get them and analyze how to fund it. This job will be expensive and we will need additional funding.

These are very expensive issues, but the board, working with Soniat, is committed to finding a resolution.

Recent events that happened at Harborview:

1. Unit #427 has been sold!!! We have closed this sale and received close to \$180k!
2. Insurance has expired on February 28th. The board informed everyone in our Annual Meeting last December that our present insurance provider will not be renewing Harborview Condominiums effective March 1st.
The structural stability of the columns and balconies, along with companies not insuring Louisiana have made it impossible to obtain a policy within our present budget. Our insurance agent has searched all possible and available insurance combinations, selecting the most optimal and economic option to protect this building. Both Eagan and Soniat have worked diligently on finding a new provider but we

do not have many options. Our new premium quotes are almost tripled. We will schedule an informational meeting soon with Zachary Fanberg, our agent, to provide details and go over any questions.

3. Unfortunately, our Building Security has been compromised and we have been targeted by opportunistic robbers who successfully broke into cars. These unsafe conditions aren't desired and should be deterred as much as possible. However, Harborview Condominiums provides a gated parking garage. This is not the same as a secured parking garage. Please be aware of your surroundings, remove all valuables from your vehicle, which includes your key fobs, and if you see something suspicious or actually someone breaking into a car, get to a safe location and call 911.
Harborview is not liable for any valuables stolen or property damages by vandals.

A special meeting to discuss all of these issues is forthcoming. We are working on a date. Please watch your upcoming emails for the information.

Transparently yours,

The Board and Soniat
Harborview Condominiums
www.harborviewnola.com
504-283-3661 (O) / **504-577-0710 (Cell)**

Greg Johnson | Association Manager
3940 Canal Street | New Orleans, LA 70119
Direct: 504-274-2801
Office: 504-488-8988 | Fax: 504-274-1199
greg@soniatrealty.com
www.soniatrealty.com



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