


From: office@bayhousecondosrockport.com 
Subject: Roadrunner Lien Release
Date: July 1, 2021 at 12:02 PM
To:



July 1, 2021

Dear fellow Bay House neighbors,

The following is being sent to provide to you an update on the construction, settlement and lien issues with Roadrunner. This letter contains very important information, so please read thoroughly.

On Thursday, June 24, the officers of the board met at Bay House with Rick Daniel and Stephanie Brown from Roadrunner and Jon Hill from Mathis Group. We discussed all major issues including the constitutional lien, incomplete restoration and unacceptable work. Joint inspections were made on some of the work in question. Zoom meetings followed the initial face-to-face meeting on June 29 and June 30.

The outcome of the meetings is as follows:

Roadrunner sent a crew to work at Bay House beginning Monday, June 28. They are correcting work in some attics to address missing hurricane strapping and improper construction.

The crew will also be blowing insulation in the attic space of units that did not receive the appropriate insulation according to the insurance scope - this will be applied on top of the existing batt insulation.

While Roadrunner has agreed to supply the remainder of many outstanding items and compensate Bay House for some of the repairs needed to correct Roadrunner work, there are several issues we continue to negotiate.

Roadrunner has provided a release of the mechanics lien that applied to six individual condo units (2406, 2412, 2511, 2701, 2702, and 2707) and the document has been filed at the Aransas County courthouse. Owners of the units included in that lien will be sent a copy of the filed release.

This morning, July 1, Roadrunner filed a release of lien for the February 2012 constitutional lien placed on Bay House. Bay House agreed to make a payment to Roadrunner AFTER the lien was properly filed at Aransas County courthouse. There remains a significant retainage for work yet to be completed and all items still under negotiation. A copy of the filed release of lien is attached.

Following the satisfactory completion of work and a resolution to items being negotiated, Bay House will make a final payment.

Owners who have not closed out their accounts with Roadrunner and plan to request reimbursement for covered reconstruction expenses should close out their account with Roadrunner as soon as possible.

Once Roadrunner agrees to credits due and both parties sign the statement, owners must send their construction receipts to Jonathan Hill at The Mathis Group for review and authorization of reimbursement. Mr. Hill can be contacted by phone at 281-265-6028 or at email jhill@mathisgroup.com. The reimbursement process must be completed before July 31, 2021. After that date no Hurricane Harvey reimbursements will be processed. Bay House will hold all money due to owners in escrow until construction receipts are submitted.

After the recent assessment, Bay House is in good financial standing to meet the remaining payments to Roadrunner, owners and other contractors.

The board appreciates your patience and support during this prolonged rebuild and hopes to bring it to a close in the very near future.

Bay House HOA Board of Directors

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