

June 25, 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.

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.

The outcome of the meeting is as follows:

Roadrunner will send a crew to Bay House on Monday, June 28 to begin work in some attics to correct issues with 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 stated that the mechanics lien that applied to six individual condo units (2406, 2412, 2511, 2701, 2702, and 2707) has been removed. The association awaits the legal paperwork to confirm the lien's release. As soon as that is received, the board will notify owners of the affected condos.

Bay House has agreed to make a payment to Roadrunner AFTER we receive the proper documents indicating the constitutional lien on the entire property has been removed. An amount will be withheld from Roadrunner for work yet to be completed and all items still under negotiation.

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 soon. 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 30, 2021. After that date no Hurricane Harvey reimbursements will be processed.

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