

For the Exclusive Enjoyment of Quintet Owners

Quintet Town Hall Announced -A Two Night Event-



Tuesday
Live Clubhouse meeting
Wednesday
A Zoom Meeting
Featuring RDH Building
Sciences Personnel

As the time draws near for a Board discussion and vote on a potential Special Assessment, the Reserves Committee is hosting two events next week - to review the decisions and rationale behind their recommendation that a Special Assessment is required in order to fund necessary repairs and maintenance.

On Tuesday Aug 16th at 6 pm – the Reserves Committee is hosting an in-person meeting (in the Clubhouse) that begins with an “Intro to Reserves Studies” – a review and discussion of what a condo

maintenance plan is, and importantly - to explain how a Reserve Study serves as the scheduling and financial planning tool for that maintenance plan.

Following the “Reserves 101” introduction, the larger, more expensive projects in the Quintet’s Reserve Study – the ones that are largely driving the need for funding - will be reviewed in terms of “why, when, what and how much will it cost?”

Project timelines are a critical piece to establishing funding requirements. The Reserve Committee’s suggested timelines, and the reasoning behind them will be reviewed.

At the conclusion of each category (flat roofs, as an example) – questions pertaining to flat roofs will be invited.

Then move on to the next topic – perhaps the equally exciting open-air corridor recoating project. Discuss it, take questions on it, move on to the next topic.

45 minutes is planned for the above presentation(s). Following that, the floor will be open for follow-up questions.

The intent of the Tuesday meeting is to make interested owners as

informed as possible prior to the meeting with RDH reps the following day – Wednesday Aug 17th at 6pm.

This Wednesday meeting will be Zoom only. To better ensure the most efficient use of time, owners are encouraged to submit their questions in advance. Please send your query to Kin Living – it will be forwarded to our RDH consultants. Questions from the Zoom audience will be taken as time allows.

Why two meetings?

First and foremost, owners have expressed a desire for a live meeting in the Clubhouse to discuss the above issues.

Yet the RDH reps can attend only on Zoom.

Hosting a hybrid meeting, involving live and Zoom attendees sharing audio and video - is technically challenging. The Reserves Committee (with approval of our Board Chair) has elected to instead conduct two separate meetings.

If anyone would like more background info, please email the Reserves Committee chair at johng@thequintet.org