From: Jennifer Zamora <jen.zamora.mi75@gmail.com>
Subject: Today's Community Meeting Regarding Decks
Date: October 29, 2026 at 15:17:55 EDT
To: undisclosed-recipients:;

Hello Community Neighbors,

I hope you are all planning to join us this evening either by Zoom or at the Clubhouse.

I wanted to provide you with some information ahead of the meeting so that it can perhaps answer some questions or give you some context as to what we want to discuss at the meeting. As I shared at the Annual Meeting, the board did our annual maintenance and building health assessment walk around a few weeks ago. As part of that walk around we conducted a thorough assessment of all community decks with Troy Baughman. Together, we inspected every deck and categorized them using the following rating system:

0 – Owner Responsibility
1 – No Action Needed; Continue Annual Assessment
2 – Minor Repairs Needed
3 – Plan for Replacement in 3-5 Years
4 – Plan for Replacement in 1-2 Years
5 – Urgent Safety/Structural Concern

Based on that evaluation, the community's decks were categorized as follows:

- Category 0: 6 decks
- Category 1: 6 decks
- Category 2: 6 decks
- Category 3: 19 decks
- Category 4: 12 decks
- Category 5: 5 decks

This assessment provides the Board with a clear framework for prioritizing repairs and replacements based on the condition and deterioration of the decks, allowing us to plan responsibly for future expenditures.

The deck currently scheduled for replacement this fall is mine. Its condition prompted the Board to begin evaluating the long-term cost and performance differences between traditional pressure-treated wood and PVC/composite decking. When I submitted a work order requesting a safety inspection, Troy conducted the initial evaluation and determined that, due to the number of structural and safety concerns, replacing the entire deck was the most financially sound approach.

F&D subsequently obtained three competitive bids, including one from Troy. Troy's proposal was the most cost-effective. To support the Board's decision-making process, a Cost-Benefit and Breakeven Analysis was completed, which I have attached for your review.

After evaluating the options, the Board voted to move forward with a high-quality composite decking product that carries a 50-year warranty.

The primary purpose of Thursday's Community Meeting is to discuss railing options. We have received estimates for both pressure-treated wood railings and aluminum railings, with the aluminum option also offering a 50-year warranty. Because the aluminum railing is not available in a taupe color that matches the siding, we would like community input regarding a bronze-colored alternative. We believe the bronze finish complements the taupe-toned composite decking quite well and provides an attractive, updated appearance.

During the meeting, I will present a few cost-comparable options for community consideration. Following the meeting, we will conduct a vote via email so that all homeowners, including those unable to attend, will have the opportunity to participate.

Looking forward to seeing you,

Jen