

August 14, 2023

Dear Owners,

Subject: **Boiler Replacements**

Replacements of Boilers 3 and 4 have begun (cost \$330k). The Board received additional information that Boilers 1 and 2 needed either refurbishing or replacement. Refurbishing came with a limited guarantee. After considering many options, interacting with the engineers, contractor, and our building superintendent, the Board chose to replace all 4 Boilers and the Building Automation System to provide a non-proprietary system (total cost \$500k).

Replacement of Boilers 3 and 4 began onsite on August 8, 2023. (You may notice one elevator in service on the east side while equipment and parts are transported to the boiler room.)

These expenses are funded through the Reserve Fund. In the next Comprehensive RFS, the replacement of the boilers will be allocated to a future date in the 30-year timeframe.

Sincerely,
Kimberly Renwick
Property Manager