

in Red indicate changes in totals or new items added to the list

Poor Workmanship	Quote rec'd appx cost	Amount	Already Paid by HOA Asking for Reimbursement from Lombardo	Notes
New Condo Roofs	Roofman \$20k per roof	\$1,400,000		The roofs are wavy, shingles are buckling, and the shingle quality is poor that no other builder or roofer uses. We are already have issues with the roofs. Each roof is anticipated to last only 5-10 years not 20 to 30.
Asphalt (Road complete complex)	9/22- Meadows to provide quote	\$450,000		Road that was installed in '22 is cracked and falling apart.
Poorly laid concrete	Meadows \$2300 per sidewalk;	\$161,000		Cracked/uneven sidewalks near porches & normal walkway; garage floors are cracked
All driveways	Meadows \$9100 per driveway	\$637,000		All driveways are crumbling, cracked, and pitted; Additionally, there are voids (5 units identified at this time)
Power Vac of Michigan	PowerVac \$5300 per day (2 units per day)	\$185,000		Snake & Jet out all drains as we found rocks and other items in one that had to be done. Due to ongoing issues with condos, we find it necessary to inspect all sewer lines
Open ended trim on the corners of each condo		\$2,000		Each condo has a piece of white trim on the corners. This trim is open on each end with a open space between the trim and the building. This is a perfect set up for rodents and insects to make a home. Install cap or screen on each end of the trim.
Gutter Repair	Gutter Doctor \$400 per unit	\$28,000	\$3,200	The condo gutters were not installed properly from the beginning and are dripping in the middle where two pieces were connected. The entire length has to be replaced and additional brackets added to adjust angle of gutter
Poor Workmanship Subtotal:		\$2,863,000		
General Issues Lomabardo should have dealt with	Quote rec'd appx cost	Amount	Already Paid by HOA Asking for Reimbursement from Lombardo	Notes
Damaged Light post				During construction the light post at the corner of Swan Lake Circle and Swan Lake Court was damaged. Lombardo has not repaired
Street Sign				Street sign at the corner of Swan Lake Circle and Swan Lake Court has never been installed
10181 entrance to driveway chunk of concrete missing		\$2,000		This issues was reported to Lombardo before closing but was never repaired.
Sidewalk on the east side of Sweetwater street.		\$20,000		There should be a sidewalk and it was in the original developer plans that runs the length of Sweetwater.
Sign at Second Entrance		\$15,000		This was damaged by a storm during the construction of the new condos. Lombardo put the sign backup, but it was never repaired properly.
Pipe with no soil around		\$500	\$500	This was an issue before Lombardo left. The void around the pipe goes down about 1 1/2 feet.
Sprinklers		\$10,000	\$10,000	The sprinklers were drawing from the detention ponds not the township water system.

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Poor Workmanship	Quote rec'd appx cost	Amount	Already Paid by HOA Asking for Reimbursement from Lombardo	Notes
Sprinklers		\$5,000	\$6,985	The sprinklers where the sewer line was in need of repair were taken up and never put back in when the sewer line work was completed. April Rain had to install two new zones to remedy the issue.
General Issues Lomabardo should have dealt with (con't)	Quote rec'd appx cost	Amount	Already Paid by HOA Asking for Reimbursement from Lombardo	Notes
Patio sinking		\$5,000		The patio at 6912 Sweetwater is sinking and needs to be leveled.
Landscaping		\$18,000	\$18,000	HOA paid for trees/grass. Planting trees and grass is builders responsibility per Master Deed.
6912 Sweetwater sewer line issue		\$3,715	\$3,715	The sewer line was crushed by Lombardo during construction. They replaced the pipe but did not do the jetting necessary to clean out all the debris that entered the line while it was crushed. Sewer backed up into unit and HOA paid to have line jetted/snaked
Statement dated 4/5/24		\$27,141		Developer Contribution (shortfall/snow contract Jan-March 2022) Invoiced by Casabella.
Replace 3 dead trees		\$5,000		Replace 3 dead trees
YCUA		\$6,500	\$6,500	This was for a water main break that was not the HOA's responsibility but the builders.
<b>General Issues Subtotal</b>		<b>\$117,856</b>		
<b>Total Request</b>		<b>\$2,980,856</b>		