

Amy Carlson

Former SPCA Board Chair (2020-22) and SPCA Board Secretary (2012-20)

Poor deck condition prevents resurfacing

The reason the deck inspection was commissioned years ago was because the condition of our deck surfaces was too poor for resurfacing and we couldn't get any vendors to come out and do them, much less warranty the work. Half measures have been explored time and time again. We were forced to pay for the expensive and very time-consuming deck inspection that called out a slew of issues from cracking, peeling, gaps between the deck and the sliders, water intrusion under the railing mounts, etc. Even as recently as 2020 we attempted to prioritize fixing the worst of the decks per the deck inspection and we were unable to get any vendors to perform the work.

In 2021, our soft wash vendor identified three decks that needed immediate attention. One had a hole punched through the surface and rot below. The other two had significant peeling and cracking. The HOA hired Charter to do temporary, emergency repairs because it was a safety hazard and it was apparent the full deck project was going to take more time to research. These problems are the reason we hired a building envelope engineer to help us understand the scope and to design a plan that was comprehensive and ensured we were implementing sound solutions that would ensure building longevity without wasting additional time and resources.

Delays have already cost SPCA more than just time and money

Personally, I had planned to stay here for many more years, but thanks to the behavior of the new board members, remaining here is now untenable for me and others I have spoken to. I had a Realtor evaluate my unit on Monday. She reached out to a couple of mortgage brokers and asked if they would write a mortgage for someone buying my unit. All declined after learning the responses to our [Condominium Project Questionnaire](#) (pdf). This leaves anyone who needs to sell in a predicament, with cash offers as their only option. Cash offers severely limit the pool of buyers and usually results in diminished property value.

If someone gets desperate enough to list their property for a cash-only sale, which is just a matter of time, it means everyone will suffer from those lower comps in the future. These lower

comps could result in many of our newer homeowners owing more on their mortgages than their property will be worth.

The longer the board drags this process out -- only to discover the same facts that have already been presented to them -- the more of a toll this will have on every single owner for years to come.

Committees waste additional time

Additionally, creating many committees with open timelines and fewer resources than the board has today, is a waste of time. The Scholls Pointe Homeowner's Association Board is responsible for doing the due diligence and making decisions based on facts. This Board's willful disregard of their fiduciary responsibility, along with members' manipulative tactics, has resulted in tangible damages to all owners.

--Amy Carlson in response to August 19, 2022 [Letter from Board Chair Masa Yokoi](#) (pdf)