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Yahoo/IPV Elias...

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FW: Checks - For Units Awaiting Elias Final Bills

Yahoo/IPV Elias...



From: ddjdurbin@gmail.com To: 'Rita Angelini' Cc: 'Edward Walendy'

Fri, Apr 14, 2023 at 2:07 PM



Deanna Durbin ddjdurbin@gmail.com +13304722083 Edit contact

Hello. I reviewed the six accounts today for owners who have switched & we are awaiting final Elias invoices. I truly do not have a handle on what work Elias did, so it is best for those who do know to try to decide how much to hold for each account. The board needs to err on the side of retaining too much, as I agree it could be difficult to get owners to return over distributions, especially if already spent! And that means someone else cannot get what they should. I assumed retain at least \$18,000 per unit. Should it be higher in any cases? I think materials were left in two units, and perhaps one had subfloor replacement (which adds up), Rick lives next door to Vespe & said Elias trucks were there - maybe he knows what they did? Please advise. Thank you.

Deanna

- * McCann - he was issued a check of \$43,450, and Ross approved a second check for \$30,000, amount remaining is \$1,191 which is not enough to pay final Elias bill, \$72.79 Pegasus admin, comply with \$2,000 holdback. Once Elias bill comes in, determine amount of check he needs to remit back to Association.
- * Reiss/Angelini - assuming issue \$31,750, amount remaining is \$18,723.18, Amount to hold: TBD
- * Rounie - assuming issue \$28,750, amount remaining is \$18,595, Amount to hold: TBD
- * Cooper - assuming issue \$38,750, amount remaining is \$32,905.02, Amount to hold: TBD
- * Vespe - assuming issue \$38,750, amount remaining is \$28,795, Amount to hold: TBD
- * Popoli - primary remediation bill is still outstanding (hired by Elias) and is truly unknown - recommend cannot issue anything until final Elias bill comes in.

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