

# HURRICANE SANDY UPDATE

November 8, 2012

Dear Belt's Landing Unit Owners and Residents,

This is a letter to follow up the October 31<sup>st</sup> memo. Since the time of the storm, there has been a tremendous clean-up effort happening on a daily basis. The management has been working tirelessly to assess our damages, Unit by Unit. Approximately thirty Units have reported damage. Pursuant to Belt's Landing Rules, §9.3 (Duty to Inspect and Notify Management), each Unit Owner and Tenant must inspect his or her Unit for, and immediately notify the Condominium management of, any fire, water, wall, ceiling, floor, window, door, skylight, chimney, roof, water heater, or plumbing fixture damage or malfunction, pest infestation and the like. If you sustained damage during the storm and have not yet notified the management, please do so immediately. If you are a non-resident Owner, please forward this letter to your Tenants.

**Our property manager, our casualty and flood insurer, as well as the condominium attorney, have all recommended that we advise all Unit Owners and Tenants to immediately file claims for any storm damage with your homeowners or renters insurance companies, if you have not already done so.**

The condominium maintains casualty and flood insurance for both the Common Elements and Units. However, improvements and betterments made to any Unit are not covered by the condominium's insurance policies (for example upgraded carpet, hardwood flooring, wallpaper, decorative painting, etc.). Your own homeowners insurance policy should cover damage to any improvements and betterments to your Unit, as well as damage to your personal property. For renters, your renters insurance policy should cover any personal effects damaged as a result of the storm.

The deductibles on the condominium's insurance claims are paid by the condominium association as a common expense, while any deductibles on your individual policies are your responsibility.

The condominium management has filed claims with both our casualty and flood insurance carriers. On November 6, 2012, the adjuster from our casualty insurance inspected the building's Common Elements. The adjuster also inspected those Units with reported storm damage. The flood insurance adjuster is scheduled to conduct an inspection at Belt's on November 12, 2012.

Additionally, the Board has retained a public adjusting firm to represent the condominium in our claims against our casualty and flood insurers. Once these claims are concluded, we will advise any affected Unit Owners.

Any questions should be directed to George Bereska at Village Management at (410) 323-1778.

**Belt's Landing Board of Directors**