

October 10, 2025

To Tuscany Homeowners:

We will be closing the gym during the time it takes to remove the drywall and ceiling tiles and begin a mold remediation effort.

There has been leakage from the terrace/deck above the gym for quite some time. We have been working with the Homeowner over many months to remediate the leak coming from the terrace/deck. Eleven Units have had their decks renovated at the Homeowner expense over the years as is required in the Governance documents. The Limited Common Elements are the responsibility of the Homeowners as well as all windows and sliding glass doors.

It is imperative that we stop the damage done by water seeping into the concrete due to lack of balcony maintenance and membrane deterioration that according to experts will damage the walls, cement and eventually the rebar potentially causing structural damage to the building.

The Association is removing the dry wall and ceiling tiles and wrapping the gym equipment before doing mold remediation. We have taken baseline water moisture monitoring above the gym and under all areas of the deck/terrace above. Once the deck/terrace remediation above the gym ensures no more water leakage, we will be able to open the gym once again.

We thank all Homeowners for understanding this situation.

Your Board and neighbors,

Bonnie, Brad, Dick, Pat and Larry