

Discussion Item

**Covenants for Floors - Director
Konkel**

Dana Cross

From: Dave Bush <akhetequus@earthlink.net>
Sent: Thursday, January 13, 2022 12:30 AM
To: Dana Cross
Subject: Fwd: Fwd: Dave - Think About Adding This To BOD Agenda

Please use the forwarded message below as backup for the item on the agenda.

----- Forwarded Message -----

Subject: Dave - Think About Adding This To BOD Agenda
Date: Fri, 19 Nov 2021 06:15:55 -0800
From: Jim Konkel <pfx@ourivycottage.com>
Reply-To: PFX@ourivycottage.com
To: Dave Bush <akhetequus@earthlink.net>, Dana Cross <dcross@parkfairfax.info>, aalexander@parkfairfax.info <aalexander@parkfairfax.info>

Dave,

I suggest you may want to add this to a BOD agenda if I am correct in the assumptions and issues. Ken perusal?

Background:

To replace a unit's flooring (original or otherwise) to my knowledge requires no Covenants application to be submitted and approved.

To add flooring on top of the original flooring (with or without vapor barrier or padding in between) to my knowledge requires no Covenants application to be submitted and approved. This would in effect turn the original flooring into sub-flooring.

Not requiring a Covenants application means no Indemnification Agreement is recorded for the record to place the responsibility for flooring adjustments onto the unit owners like when replacing windows.

To my knowledge, flooring is not an inspection item for issuance of a resale certificate to allow sales to proceed.

The By-Laws to my knowledge do not make a distinction between original floors, follow-on flooring or adding flooring on top of the original flooring.

Issue:

New technology flooring that is very inexpensive can easily be placed over the existing flooring or the base sub-floor. This would place it well in the ability to have a very large volume of owners make the change.

The situation of having additional flooring placed on top of the original flooring cuts off the ability of the original flooring to breathe and shed humidity or water and therefore causing buckling and mold growth.

When circumstances arise that require the Association to repair or replace flooring, it could include the original flooring, new replacement flooring, or any addition on top of the original flooring that needs to be funded, mgmt and labor expended.

Solutions?

Let me know if I am off base here and whether the BOD needs to look into this.

Jim Konkel