

Mariners Village Renovation: Resident Meeting Transcript

April 18, 2024

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Mark Wagner: Welcome, everybody. We are giving everyone about 2 to 3 min to log in, so we'll start the meeting shortly. About 2 to 3 min, so welcome, and we'll and we will start shortly.

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Mark Wagner: Welcome, everybody. We will start in about 2 to 3 min. Just hang on. We're getting people to log in, and then we'll start in about 2 to 3 min.

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Mark Wagner: Welcome, everybody. This is my last update before we start. One more minute and we'll get started. Thank you for your patience.

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Mark Wagner: Still letting people in.

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Mark Wagner: Okay, good evening, everyone. And welcome. Thank you for attending our renovation update meeting.

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Mark Wagner: I think most of you will remember me from the last meetings that we've had, but for those of you that don't. My name is Mark Wagner, and I am the Vice President of E&S Ring Management.

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Mark Wagner: So, thank you again for attending.

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Mark Wagner: Just a note that, as the slide you're looking at indicates, everyone is muted at this time. And what we'll have is, we'll have a presentation, which will be followed by a question-and-answer session.

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Mark Wagner: And at that time, you'll be unmuted so that you could ask any questions that you have.

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Mark Wagner: Before I start, I just want to introduce you to a couple of people. Some you'll recognize and there will be a new person as well. One that you'll recognize is Kevin McKee, from our previous meetings. Kevin is the COO of E&S Ring Management.

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Mark Wagner: And then you will also recognize Stephanie. She is our Project Manager, and she was at the previous meetings as well.

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Mark Wagner: And then the last person I would like to introduce you to is Sucely Rodriguez. Now, Sucely will be the Resident Relations Manager for the renovation that we talked about last time.

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Mark Wagner: Just to note, Sucely may be new to this position, but she has worked with our company for quite a while, and we are happy to bring someone to this position that has been with us for a while. More on that later.

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Mark Wagner: With that said, let's get into what we will be discussing – the agenda.

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Mark Wagner: I would like to give a brief summary of what we will be reviewing today. And just note that I'm going to combine a couple of bullet points here.

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Mark Wagner: But what we'll be discussing is the phasing of the entire project, current progress of the renovation, and the construction precautions. And note, this will include the village, which will also contain the clubhouse.

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Mark Wagner: Next is the information on the individual apartment renovations, and then, as I stated before, more on Sucely, our resident relations manager.

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Mark Wagner: And then finally, this will be followed by our usual question and answer session at the end.

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Mark Wagner: So again, thank you for attending. And now I'd like to hand it over to Kevin McKee, who will be presenting the phasing review of the renovation. Thank you.

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Kevin McKee: Thanks, Mark.

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Kevin McKee: Appreciate it. So just want to take a step back before we begin just to walk through some of the things we talked about in the last meeting to kind of connect some of those dots.

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Kevin McKee: So, the way the project is laid out over the 5 years is, first, one element is site work. So that's utilities, roadways, things in and around the buildings that help connect some of the major systems together.

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Kevin McKee: And then, as we look at the buildings. We have obviously multiple buildings here at Mariners Village, and so they'll be taken down over time, one after the other, and that'll look something like we're showing here. And that we'll start, we'll get set up, work on some common area infrastructure which we're already beginning at the property now. Then, we'll work on the building exterior elements so that'd be like windows, roofs, things like that.

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Kevin McKee: And then we'll get into the interior units. And then once we get through a building, and work systematically through that building, we'll move on to the next one throughout the entire project until we get to the last one. And you'll see in the orange, at the end of the project, that's when we're really gonna work on the landscaping. So, all the trenching we do, or things that we deserve. We'll come back through and beautify the project at the end and make sure that we've taken care of all that.

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Kevin McKee: And then one element also takes account all the way across. The project throughout the 5 years is the amenities. So, you know, we've begun some work in the village that's underway, and that's gonna be going on for the next several months.

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Kevin McKee: We have things like the dog park, the promenade and some of the other areas that you enjoy everyday at the community, and you will enjoy into the new kind of post renovation regime.

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Kevin McKee: and just want to reiterate. This is a summary. Things, you know, won't work exactly as indicated here, but certainly just want to give you a flavor of kind of how it's gonna run.

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Kevin McKee: Now, where have we been in this first quarter? So essentially, we started first of January, and you know, we're a quarter in, so wanted to kind of give you a sense of some things we've accomplished and some things you've noticed the property. You'll see some color coding here, and I'll just walk through that for you.

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Kevin McKee: So, the areas in red are what the contractors will be impacting. So that's where they're staging materials, parking, you know, they have their workspace, their meeting spaces, where they do safety meetings. Things like that. So, you'll see that in red. You'll see some of this move over time, as we do additional meetings in the future. Where we move across the property, you'll see that small red rectangle is where we're doing some of the materials demolition work, and that's a dumpster there. You'll see some more of those move around the properties and move along. So that's the construction side.

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Kevin McKee: On the site work, you'll see in brown towards the right and lower right, the property that's where we're putting in new electrical transformers and some and electrical work.

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Kevin McKee: We need that to be installed early on, cause that's gonna help power some of the additions of renovation. So right now, that's you know, we're digging into the ground we're connecting to the main infrastructure. And then we'll carry that out throughout the site once that work is complete.

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Kevin McKee: The pink kind of in the middle right – That's the village. You know, we've begun the demolition there. That's fenced off at this point, and that work will take us into early 2025.

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Kevin McKee: The blue areas you're seeing here are common area work, so infrastructure work-related there. So, you'll see some work in the corridors where we're cutting into the ceilings so we can repair and replace wiring related to internet, cable, things like that – data as well as fire life safety. So that's the kind of precursor to any work we're gonna do in the rest of the building.

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Kevin McKee: and as we go further along, you'll see things and exteriors, unit interiors and landscape. But for right now we haven't gotten to that point. But again, in subsequent meetings we'll certainly touch on those as they become active at the property.

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Kevin McKee: Now you've gotten through the first quarter. Where are we going to go in the second quarter?

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Kevin McKee: So, as I mentioned village work, that'll continue. That'll continue throughout 2024, and we'll look to open that up early next year. The site work – so, this is again electric and gas, both of which need to be upgraded, enhanced kind of increasing capacity, so we can power up all the things we're trying to put in place here at Mariners Village.

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Kevin McKee: So right now you're seeing some of the activity, old Harbor Lane, and then we'll begin shortly in Northwest Passage doing some slot cuts, allowing us to run utilities under the road, and then we'll eventually cover them up. But there'll certainly be metal plates covering those on a temporary basis. There'll be some jack hammering, so obviously some noise that'll come with that, and that work will take us from late April late this month to the end of the third quarter.

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Kevin McKee: We'll continue to move those blue buildings I just showed you. You know, we're gonna be beginning building 3B, which is in the upper left tomorrow.

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Kevin McKee: And that'll happen over the next few weeks, and there'll be other buildings that'll be phased in over time. So, you'll see more of those being activated over the next few months.

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Kevin McKee: And then, as we get, if you look ahead to renovation in units, in occupied units, we're gonna get some of those hospitality suites ready to go, and so we'll be working on the vacant units we have in buildings 1A and 1B.

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Kevin McKee: That'll help us prepare for the relocations coming up late third quarter – that we'll talk about a little bit later.

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Kevin McKee: Now this meeting here is about you know what we've done for the first quarter and what we're doing going forward. But these meetings will happen periodically. But we wanna make sure that we have a consistent communication cadence with you, and so we'll be doing quarterly written updates that'll come out every quarter.

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Kevin McKee: So, as we finish up a quarter – So January through March – We'll release that report kind of mid the following month, and it would essentially be what we just talked about, but in more detail. So, what did we do? What are we going to be doing?

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Kevin McKee: And that'll be presented to each of you on our website, and we'll have that out to you the first one we'll be sending out a notice tomorrow to let you know, following this meeting, that that first one's available, and I'll be posting our website, and you can go there to read more. Get a little more detail, a little more flavor. What's going on to get you caught up, and then again, each quarter as we go through this. Those reports will be

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Kevin McKee: you'll be notified, and those reports will be available to you. So just wanna make sure that you know you understand that cadence and that you know, you'll know that we will be communicating throughout the project.

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Kevin McKee: Now, as we talk about the project, there's a few things that we're doing on the precautionary side to ensure health and wellbeing safety, things of that nature so want to touch on those items as well. So, first on the health and safety side.

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Kevin McKee: Now, this is something that's very important to us, and it's very important to the general contractor that we selected, and so they follow all OSHA, DOSH safety protocols. So those are related to worker health and safety as well as

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Kevin McKee: kind of environment, right? So, making sure that the environment they're working in is safe. Any areas around the environment is safe. So, you as a resident, you're walking around you can you know there'll be. There'll be barriers and signage to either change your path of travel or to make you aware of things that are happening. And as we move throughout the project you'll see changes to those, and you'll see changes to path of travel. Just wanna make sure that you get as much information in real time on the property as you need, so that the Re. You know you as the residents are safe.

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Kevin McKee: and the construction employees are also safe.

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Kevin McKee: Now, given the age of Mariners village, it was constructed in the early seventies. There are some elements of the property that were built with asbestos containing materials.

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Kevin McKee: and so want to talk a bit about that, and, you know, first want to define it. So, what is asbestos containing materials?

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Kevin McKee: At the federal level. It's any material containing more than 1% asbestos. So, they classify that as ACM (asbestos containing materials) at the State level. That's any construction material containing more than 0.1% asbestos. So, in California, a much more stringent standard for you. And for us. So that's something we're aware of, and that we're abiding by. So, what are we doing about that?

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Kevin McKee: So, we've had an industrial hygienist that we've been using for quite some time. He's been coming through the property, doing testing more recent testing in preparation for this project. So, his job has been to go through and do sampling, and that sampling goes to laboratories in the labs take a look at you know what the levels are and can deem it as either ACM or as safe and below the threshold.

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Kevin McKee: And the differences are one. We can work within areas that don't have asbestos. So, we can, you know, work in walls, make cuts, or remove materials without having an abatement process. But

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Kevin McKee: in the in the event that it is asbestos, or it, it is above the threshold.

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Kevin McKee: All the required abatement

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Kevin McKee: requirements of the regulatory agencies will be followed. So that's this, the South Coast Air Quality management district. So, AQ&D and DOSH, which is kind of the California version of OSHA. All those standards, all those regulatory oversight, you know, that will be followed by us, followed by our contractor along the way. So, there's not a very specific, you know, uniform way that this is known it. That's why we do the testing. And in a bunch of different areas. So that we know as we're moving along which walls which floors which roof all those things

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Kevin McKee: we're aware of. And you know that's contained in a bunch of reports that we hold on site. And so if you're looking to get the information. You wanna see what we know and get more comfortable with where asbestos might be or not be –

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Kevin McKee: Just please reach out to the Resident Services Office. All the reports are available. We just ask that you set an appointment. You can come in review the reporting. If you have questions that follow that. Obviously, we'll take some time to answer those. But that is available at any time. I just need to make sure that that appointment is set.

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Kevin McKee: One other element that we want to talk about which is unique to mariners. Village, given the trees and all the lush landscaping is the each ecological impact.

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Kevin McKee: So, Marina del Rey has a tree trimming policy that we follow every year. So, it's very specific about what trees we can touch, what, how we can touch them, what we can do, what we can't do.

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Kevin McKee: And so, we, our team, follows that policy to make sure we're in compliance.

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Kevin McKee: And then one thing we did as the project kicked off was

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Kevin McKee: the vendor we have in place that does manage the trees and the bird the birds for us. They put on a training for all wildlife, at the property, for all the construction workers there, so they know what to expect, what to do in case there's an issue, you know, raise up issues they see along the way. So, they don't, you know, get themselves in a situation where they don't have to manage it. So, this is a proactive measure for us to make sure that we're taking care of the issues at the property.

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Kevin McKee: and, as I mentioned, we have ongoing monitoring by our license biologists and arborists.

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Kevin McKee: They are, you know, there to protect, you know. Look at the protection of the birds and the trees. So, they're during nesting season. They're out on a continual basis looking at how the nesting's going, how the birds are migrating those types of things. They're looking at general biological monitoring. So that's other wildlife. So, we have turtles and fish and other things in the lagoon. So, you know, they take a look at that and make sure that we're doing the right things there and then they're looking at, you know, things like

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Kevin McKee: the water, general environment. So just the overall site. So, it's not simply the birds and the trees. It's the overall site. And they're making recommendations for how

we can, you know, better take care of the environment along the way, have less impact along the way, so that you know, when we're going back through at the end with the landscape updates, it'll be minimal in terms of our needing to be making repairs.

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Kevin McKee: The last thing they're doing is around noise pollution. So, you know, construction unfortunately comes with some noise when some elements of it are louder than others, and so when there are some things like that. So, as we talked about with some of the utility work, if there's jack hammering, they'll be called out that day they'll be monitoring the trees monitoring the birds, making sure that you know the noise levels

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Kevin McKee: are not disturbing the wildlife, and if they are, then we'll have to stop down change the way we're doing things or maybe reschedule. So, all those things are in an effort to minimize the impact to the ecology of the overall site.

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Kevin McKee: And one last thing I did want to mention, just because, you know, we did

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Kevin McKee: empties the upper lagoon at the at the village was, you know, the existing water-based wildlife. So, as I mentioned fish and turtles, those are protected. We have a specific vendor that comes in and protects them during moves, and so when we move them from the upper lagoon to the lower lagoon.

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Kevin McKee: you know, all of the wildlife was protected. All of them were resettled down there, and then, once the village is complete, we'll be able to then bring them back and use the same methodology and take care to ensure that our wildlife are minimally disturbed and get back to living their normal life once the work is complete.

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Kevin McKee: And with that I, you know, as we're talking about construction as we're talking about, you know some of the elements at the village. I wanted to turn over to Stephanie to give you some very specifics about the design and the programming at the village.

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Stephanie Litka: Thanks, Kevin.

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Stephanie Litka: Yes, so the village is underway, and we wanted to share with you, kind of, the design intent that you will see at the grand reopening, early 2025. So, this image right here shows the colors, the textures, and the patterns that inspired the design. Something

cool to note is that the inspiration for the new design actually came from within our own community.

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Stephanie Litka: The design concept is actually referred to as a classic, natural, modern.

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Stephanie Litka: And that's because we are going to be adding new things. But we will also be honoring our existing design conditions from when Mariners village was originally built. That's the wooden telephone poles, the lookout tower and the stone features around the exterior of the village.

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Stephanie Litka: Let's take a look at the village space inside.

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Stephanie Litka: So of course, this is a conceptual layout. The exact furniture and finishes will change a little, but we thought that this would be a good showcase for how the space is intended to be used.

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Stephanie Litka: something that we wanna highlight from the very beginning is that we were able to consolidate the office spaces into that upper left section of the village that you see on the screen to be able to provide more space within the village to our residents.

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Stephanie Litka: Another area is the upper right side of the image where the library is. We are going to be adding 2 semi-private conference room spaces within the library to give you a little gathering place for those that would like to work there and then a countertop with seating that looks out the window. That kind of looks over the mezzanine into the main lounge and out the window towards the main pool.

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Stephanie Litka: In the lower section of this rendering, it gets a little more exciting because we were able to take an office space

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Stephanie Litka: and turn it into an active lounge. That's where the old Resident Services Office used to be.

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Stephanie Litka: And then right next to that, we have the new elevator that will go from the upper level to the lower level, and we've enlarged the bathrooms available at the top.

What you will see here, too, is that the cafe will stay. It's not going anywhere. So, during the renovations when it's out, it will come back.

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Stephanie Litka: Let's jump down into the lower level.

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Stephanie Litka: So, the lower-level features 2 main spaces on the right-hand side. You have your main lounge, and on the left-hand side you have the fitness center.

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Stephanie Litka: focusing first on the main lounge. We have this grand stone original fireplace and the lantern chandelier, and we are going to keep those pieces as center pieces for that space, and once the renovation is done, everyone will be able to continue using those together, and spend time together.

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Stephanie Litka: on the left-hand side is our fitness center, like I mentioned –

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Stephanie Litka: This space, we've reimagined the services that can be, provided the amenities there, and expanded the overall square footage.

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Stephanie Litka: I'd like to just take a minute while we're talking about the gym to acknowledge that we understand that the amenities that were previously in the fitness center, such as the Saunas, will be missed by members of our community, and we put a lot of thought into the way this space would work, and we believe that the reimagined design will give us the opportunity to provide a much wider range of

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Stephanie Litka: equipment that will encourage more effective and efficient workouts. So, we worked with a lot of industry professionals, and we created the design where you could conveniently transition from strength training to cardio functional equipment. You'll see we're hoping to put in a turf space in there for kind of like a push lead and we are excited that the equipment selections is curated for people of all levels.

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Stephanie Litka: Whether you're a beginner that's just starting out, or you're a seasoned athlete that's training. This will have user-friendly options as well as options for those that might want more of a challenge.

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Stephanie Litka: We're very looking forward to giving you this renovated space as one of the first parts of the community that'll be delivered back to you. You know, the sooner we get started the sooner you get to enjoy. And that's our goal here. That's our goal. With this this lower-level Jim Fitness center and the overall village renovation.

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Stephanie Litka: If everyone could transition with me from talking about the village to the unit interiors, I'd like to go over another big part of the project. So, on the screen you will see renovation methods recap. So back in September, when we did our original renovation meeting with you all, we touched on the process for how the unit renovation might work.

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Stephanie Litka: We thought it would be a good idea to go over this process again before we get into start dates because how the process works really is just as important as when the process starts. So, on the left-hand side, you're gonna see program number one. And on the right-hand side, you're gonna see program number 2.

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Stephanie Litka: So, focusing on program number one, first, this is, gonna be specific for your buildings, one A and one B, and we will be able to renovate these spaces on a unit-by-unit basis. So, we sort of represented this on the screen with some random colors and a little disorder of the units. Because this will happen first in vacant apartments. As people naturally move out, it will be random, and it will take us a little bit of time.

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Stephanie Litka: Once we have renovated all of the vacant apartments in building one A, we will then be able to renovate the occupied units.

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Stephanie Litka: Kind of the start dates we'll get into in the later slides.

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Stephanie Litka: on the right-hand side is program number 2, and that's gonna be for buildings 2 through 9. And they're gonna follow a stacking method. Now we've talked about this before. But I just wanna repeat that it's a stacking method where the infrastructure that's gonna be installed kind of starts at the roof and has to work its way down through the units to the first floor.

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Stephanie Litka: This is represented by kind of these linear boxes, right on top of each other, to represent how the apartments may be shown in red here have to move out at the exact same time for their renovation. And then the apartments represented in orange.

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Stephanie Litka: We'd like to give you another visual to kind of show where these locations are on the property. So, this site map represents the buildings that are going to be on program one which is unit by unit. So, when we refer to buildings one A and one B, it's these 2 big buildings in yellow.

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Stephanie Litka: the rest of the buildings, which is program number 2 buildings, 2 through 9, as you can see, is majority of the property. So, we just thought we'd give you guys this visual to kind of understand how those programs will work.

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Stephanie Litka: Now, the start date. So, I know everyone is really interested. And when their apartment is gonna get started. So, we put this little box presentation together to try to start to get that information. So, on the left-hand side, in the darkest blue box you have what represents building to one A and one B that we just talked about.

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Stephanie Litka: So obviously, the range is from 2024 to 2028. That's a 4-year range, and it'll be for the vacant units that are ongoing. First. That'll continue, you know, throughout the project.

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Stephanie Litka: in the lower section of the box, we mentioned occupied units. So

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Stephanie Litka: because we're working in all the vacant apartments. First, we don't have an exact start timeframe for the occupied apartments, but we think that we may be able to start doing some of the occupied apartments as early as 2025.

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Stephanie Litka: Of course. Every resident, no matter what program your building is, a part of is gonna get a minimum 90-day notice. We're gonna talk about that a little later in the slides. So, I just wanna echo the importance that everyone understands that even if there's not definitive dates on here for your building there will be more information to come. So, jumping over to the second blue box 2024. So that's this year.

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Stephanie Litka: So, this year we're gonna have kind of a soft launch into our stacking method occupied units with our first building being 3B.

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Stephanie Litka: This building is in the upper corner of Northwest Passage, kind of close to Via Marina. The address is 4550 Via Marina, and that's scheduled for early September of this year.

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Stephanie Litka: Now, they've been saying all this stuff this whole time about utility upgrades and infrastructure upgrades. So, this start date really is dependent on getting the transformer project finished and getting the, you know, the gas upgrades in place? So that's why on the screen it says, pending utility upgrades.

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Stephanie Litka: If you are a resident of 3B on this meeting. Please know that there's communication in the next few weeks gonna come to you that will be able to engage you in the next process.

00:27:38.130 --> 00:27:50.529

Stephanie Litka: in 2024. We're also hoping to be able to do the renovation of building 4a, which is 4600 Via Marina it could be early 2025. It's just pending some additional permits.

00:27:51.900 --> 00:28:01.029

Stephanie Litka: This takes us over into 2025. So, 2025 is really the bulk of the first buildings that are going to be on deck for unit interior renovations.

00:28:01.060 --> 00:28:20.410

Stephanie Litka: I also want to acknowledge that these start dates are for just the interiors, the exteriors and the common area phases that will be happening do have different start dates. But the interiors obviously have one of the biggest impacts to you. And so that's why we started to focus on those on the screen.

00:28:20.540 --> 00:28:31.830

Stephanie Litka: We piece it out, you know, in the same kind of sequence of quarter, one quarter, 2, quarter, 3, quarter 4, we will be able to provide more definitive dates in the coming months.

00:28:32.480 --> 00:29:01.199

Stephanie Litka: and that goes for 2026 and 2027 buildings. Construction is a moving target. So, we will be monitoring the progress and continuing to update you through those quarterly updates to be able to provide that information to you. So, now that you know the start dates. We'd like to do what we said and provide more information on that relocation process. So, I'm gonna pass it back to Kevin, the key to dive into that.

00:29:02.200 --> 00:29:24.027

Kevin McKee: Thanks, Stephanie. So, there was a lot of information on the last slide, and we don't want that to just be missed. So, I wanna take a second here and say, all of this information will be made available to you, the dates and all, and the slides will be made available to you. So, no need to, you know, scribble notes real quick now, this will be posted shortly on our website. So, you can go back through and get more information.

00:29:24.410 --> 00:29:36.049

Kevin McKee: But as we look to those first couple of buildings that Stephanie talked about in 2024, we're gonna talk about some of the cadence of communication. As this begins to impact you in a more real way.

00:29:36.800 --> 00:29:48.940

Kevin McKee: So, what we've kind of laid out is a couple of recurring meetings for each building as they begin. So the first meeting we'll have is approximately 90 days before we begin. We'll have a kind of an in-person

00:29:48.940 --> 00:30:12.929

Kevin McKee: building town Hall if you will, where we'll get the building together. In in a space to have a conversation that is scaled down to your building and the impacts of your building. So, we can talk through what is specifically gonna happen there, how it's gonna impact you specifically and just talk dates as we're getting closer and things like that. So that's the first one is the 90 day. Notice to say, we're coming.

00:30:13.060 --> 00:30:14.810

Kevin McKee: Here's the general overview.

00:30:15.040 --> 00:30:17.580

Kevin McKee: and then, you know, start to prepare.

00:30:17.600 --> 00:30:43.590

Kevin McKee: So approximately 30 days after that. So, 60 days before we begin any work, we'll have a virtual meeting. It'll be a follow on to that. That first in person meeting. This is where we'll have a better understanding of how the scheduling is looking. So you know, we're trying to tighten up dates as much as we can as we go along. We'll start talking about, you know, some of the work we'll need to have happen. And, you know, that particular meeting will just be more detail, more definitive.

00:30:44.390 --> 00:30:56.930

Kevin McKee: One thing I did want to mention is after that first meeting, we're going to have individualized one on one meetings with each of you. So we'll have, you know, in person meetings.

00:30:56.980 --> 00:31:13.109

Kevin McKee: And as we talk about you know the impact to moving, we'll have individualized meetings to follow with on a one-on-one basis, to really get down to what it means to impact you. And each of you specifically. And so, I wanna talk a bit about how that's gonna look.

00:31:13.330 --> 00:31:14.690

Kevin McKee: So packing and moving:

00:31:14.760 --> 00:31:17.390

Kevin McKee: After the first meeting after that first 90 meeting.

00:31:17.530 --> 00:31:23.830

Kevin McKee: the Resident Relations manager will begin reaching out to have these pre move out. Inspections

00:31:24.118 --> 00:31:50.360

Kevin McKee: so that'll give us a chance to talk to you on a one-on-one basis. Understand your needs. Understand? You know how it's gonna impact you. Any specific issues that are related to you, that probably aren't necessarily best described or presented in a group setting. And just wanna be able to give you that option to have that more intimate conversation, to ask the questions you think are more pertinent to your individual life and your family and anything around your experience at Mariners Village.

00:31:51.250 --> 00:32:00.419

Kevin McKee: Once that is done, we'll be panning out packing materials, so this will be the first step on the way in terms of getting ready for the relocation. So

00:32:00.700 --> 00:32:16.540

Kevin McKee: one thing we say is that you know you know what's important to you in terms of your anything you own in your unit, any of your property, any of your valuables. And we wanna make sure you have an opportunity to take care of those items in a way that you think is best.

00:32:16.570 --> 00:32:59.069

Kevin McKee: So, you know the movers that we have aren't gonna know that detail, that level of detail. So, we'll give you those materials early on. Give you a chance to start preparing, you know, both mentally and physically, with gathering certain items you can start to put in place. Know where things are, gonna be. Know that what things are gonna be put together, cause the movers don't necessarily have the same understanding of what you know, "I want my music collection with my books" and things like that that aren't gonna necessarily be known, and you'll be able to do that so that you know when you get back to your renovated unit, you'll have a much easier experience of getting back to your normal life. So again, those things will be provided 6 days, 8 weeks prior to your relocation.

00:32:59.070 --> 00:33:15.939

Kevin McKee: But throughout this communication process there's gonna be a single point of contact that we wanna now formally introduce you to. So our resident relations manager that we've talked about has been brought on board. Her name is Sucely

Rodriguez, and I wanna give her the opportunity now to introduce herself and allow you to meet her as well.

00:33:18.350 --> 00:33:26.409

Sucely Rodriguez: Thank you, Kevin, and Hello, everyone. I'm just Sucely, and it's truly a pleasure to welcome and be a part of the Mariners village team.

00:33:26.700 --> 00:33:37.290

Sucely Rodriguez: As we embark on this journey of renovation, I'll be your point of contact who will be collaborating closely with both the property and construction team.

00:33:37.690 --> 00:33:44.109

Sucely Rodriguez: My primary goal is to ensure that you're well informed throughout each phase of this process.

00:33:44.180 --> 00:33:58.509

Sucely Rodriguez: and as Kevin mentioned, we are gearing up to commence communication with building 3B, regarding relocation arrangements. I look forward to meeting with you and addressing any concerns or questions you may have.

00:33:58.900 --> 00:34:02.659

Sucely Rodriguez: Thank you for the warm welcome, and I'll pass it back to Kevin.

00:34:03.770 --> 00:34:52.050

Kevin McKee: Great. Thank you, Sucely. So just now, that this concludes our portion of the presentation. Obviously, we said up upfront, there's gonna be a Q&A. And so just wanna give you some ground rules there. You know, we have approximately 30 min set aside for Q&A. We'll have a time check as we get closer to that kind of time limit. And we have also a moderator on the call. So Yinka, who helps us on these events will be handling the queue and unmuting individuals to ask questions, so she'll be managing that flow for each of you on the call. So if you have a question, just gonna give you a quick tutorial here, so one you can use zoom to raise your hand so you can see on the diagram there. So on the reactions, you can raise your hand as you'll get into queue there.

00:34:52.070 --> 00:34:55.719

Kevin McKee: Yinka will unmute you. You'll be able to ask your question.

00:34:56.016 --> 00:35:09.840

Kevin McKee: and then we will do our best to answer it. Some we may not know, and some may have to come back to you, but to the extent we can answer we will, and then move on to the next question, so on and so forth, to try to get as many as we can in the next 30 min.

00:35:09.900 --> 00:35:13.450

Kevin McKee: So, with that, Yinka, do you want to take over.

00:35:17.560 --> 00:35:19.259

Yinka Freeman: Perfect. Thank you.

00:35:19.320 --> 00:35:23.280

Yinka Freeman: Okay. The first person to raise their hand is [Resident 1].

00:35:23.870 --> 00:35:26.440

Yinka Freeman: Go ahead, [Resident 1]. Ask you a question.

00:35:27.270 --> 00:35:38.910

[Resident 1]: Hi, everyone, thank you so much for the presentation. Wondering what you're going to do with the fire building the building that was burnt if you're planning on putting a tarp over it.

00:35:40.750 --> 00:35:41.510

[Resident 1]: Yeah, that's a good.

00:35:41.510 --> 00:35:50.270

Kevin McKee: Ques- that's a good question. So we've been – So the fire building zone is 4A just so we're just for on the same page on in terms of language.

00:35:50.320 --> 00:36:04.280

Kevin McKee: So yes, we've been working. We, as you are well aware, we've had various tarps that have not stood up over time, and so we have. The plans is to use a shrink wrap on the building to

00:36:04.553 --> 00:36:20.660

Kevin McKee: hold it in place over the long term. There's some structural pieces wanting to add. So that's what's causing some of the delay is, get to kind of rebuild a portion of it so that the shrink wrap will actually hold, and that it'll be there, for we hope, is the duration until we begin construction

00:36:20.977 --> 00:36:26.429

Kevin McKee: and just as a follow on to that, just because I know, 4A's top of mind for a lot of folks is.

00:36:26.860 --> 00:36:46.769

Kevin McKee: you know we have a remediation contractor their team. That team is coming out on a periodic basis just to check on the overall the building itself. You know how it's doing. You know there's been rains, and so they'll be out again tomorrow to walk the building take a look at the condition of the building, and then make any recommendations for any work that needs to be done. Kind of

00:36:46.790 --> 00:37:10.740

Kevin McKee: add on to what they did initially when they did the remediation after the fire the first time around. So it's something we're still well aware of, and it's something we're working to ensure that we continue to monitor and manage until we begin construction, which you know our fingers across. We're trying to move as fast as we can that it happens late this year, but it may end up rolling into early 2025 before we're really into construction on that particular building.

00:37:13.920 --> 00:37:18.279

Yinka Freeman: Next up is [Resident 2]. You can go ahead and ask your question.

00:37:18.280 --> 00:37:31.119

[Resident 2]: Hi! I have 2 one. I thought it was really kind of strange that you said the individual meetings that you're going to have within the first 90 days of us. Why did you call it an "inspection"?

00:37:31.320 --> 00:37:35.599

[Resident 2]: like a meeting inspection? I just find that it should be a strange term.

00:37:36.150 --> 00:37:37.560

Stephanie Litka: I can pick that one, Kevin.

00:37:37.560 --> 00:37:38.170

Kevin McKee: Sure.

00:37:38.770 --> 00:38:05.129

Stephanie Litka: Yeah. So, there's a couple of things that have to happen before a building starts. So, everyone has different furniture in their apartment different belongings, and so maybe inspection isn't necessarily the exact word, but the one on one appointments with Susie, our resident relations manager will be intended to walk through your space with you to figure out the best way to go through that relocation process.

00:38:05.630 --> 00:38:17.860

[Resident 2]: Oh, okay. And then, I'm wondering. I asked. On the on the website. Do you have the floor plans already for our specific unit, not you know what I mean. The.

00:38:18.850 --> 00:38:47.329

Stephanie Litka: Yeah. So, we are working to finalize those in a format to be distributed to you. So, we are planning to have those available within the second quarter of the year which we are just entering so hopefully. In the next, you know, 8 or so weeks we'll be able to provide those to you. I'm not sure whether they're gonna be on the website emailed out or available in the Resident Services office. So, stay tuned for the exact format of sharing, but they are coming in the next 8 or so weeks.

00:38:47.330 --> 00:38:48.807

[Resident 2]: Alright. Thank you.

00:38:52.040 --> 00:38:56.630

Yinka Freeman: Next up we have [Resident 3]. Go ahead and ask a question.

00:38:57.331 --> 00:39:07.999

[Resident 3]: I have a couple of questions. Thanks again for hosting the meeting. Very helpful. It looks like the gym is losing the locker space. Is that correct?

00:39:08.690 --> 00:39:16.590

Stephanie Litka: Yeah, the locker space is being taken away to accommodate kind of what you see is like that turf and.

00:39:16.950 --> 00:39:17.480

[Resident 3]: So.

00:39:17.480 --> 00:39:19.229

Stephanie Litka: Fitness. But we will be honest.

00:39:19.230 --> 00:39:23.789

[Resident 3]: It's like 58 degrees out, and you're wearing a code, and whatever else you're supposed to.

00:39:24.076 --> 00:39:24.650

Stephanie Litka: Here's a.

00:39:24.650 --> 00:39:26.120

[Resident 3]: Through the gym as you work out.

00:39:26.120 --> 00:39:33.410

Stephanie Litka: Yeah, no, we're gonna be adding lockers like shared locker space within the like floor. When you kind of walk in the door.

00:39:36.172 --> 00:39:38.987

[Resident 3]: What does the shared locker space mean?

00:39:39.390 --> 00:39:55.610

Stephanie Litka: Sorry. So right now, there's lockers that are separated for men and women, and so share is just going to be. There's going to be lockers on the floor for everybody to use. But it will be private to you, the user, where you can place your own lock for your own items.

00:39:56.220 --> 00:39:59.729

[Resident 3]: Oh, so we will have a space to secure items when we go work out.

00:39:59.730 --> 00:40:00.490

Stephanie Litka: Yes.

00:40:00.720 --> 00:40:22.140

[Resident 3]: Okay, thank you. It was a little confusing, and then, no problem. And then the last meeting you were we open to QA. And I asked this question then, and you guys said you'd look into it. I never got an answer back. But I was wondering if there's ever. If we're gonna if you guys are gonna be able to add electric vehicle charging stations to this property.

00:40:23.080 --> 00:40:40.319

Kevin McKee: Yeah. So, thanks for asking that again. So, we, it's a portfolio wide initiative for us. And we're – we have a vendor underway, looking at kind of the infrastructure. So, part of it is getting the new electrical in place to know what available capacity we have, so that we can then begin to add.

00:40:40.620 --> 00:41:03.420

Kevin McKee: electric charging stations to the property. It's every other car out there effectively is a Tesla at this point. So, we know how important it is to kind of meet the market. And so, we are working on getting that plan together right now, so that we can set something further. We don't have it finalized yet; cause we're still working through calculations on what capacity we have available to us to add those.

00:41:03.420 --> 00:41:13.120

Kevin McKee: But certainly we? It's on our list. We're working on it. What more to say? I just don't have a definitive plan for you right this second, as to how many, and where they'll be located.

00:41:13.780 --> 00:41:17.951

[Resident 3]: Okay, cool. I'm happy to hear that there's still you're still in the works trying to make it happen. That's–

00:41:18.160 --> 00:41:18.899

Kevin McKee: And absolutely.

00:41:19.040 --> 00:41:20.010

[Resident 3]: Thank you so much.

00:41:20.010 --> 00:41:20.760

Kevin McKee: You're welcome.

00:41:23.850 --> 00:41:26.170

Yinka Freeman: Next up we have [Resident 4].

00:41:26.680 --> 00:41:27.500

Yinka Freeman: Go ahead, [Resident 4].

00:41:27.680 --> 00:41:29.050

[Resident 4]: Can you hear me?

00:41:29.300 --> 00:41:30.110

Yinka Freeman: Yes, you can.

00:41:30.110 --> 00:41:32.750

[Resident 4]: Great. I have a couple of items just to

00:41:33.440 --> 00:41:45.310

[Resident 4]: address. One is the Sauna, or the lack of the Sauna, and I understand we're meeting a stone wall, that it's just not something that you're going to be putting back into the gym.

00:41:45.390 --> 00:41:58.959

[Resident 4]: but it seems to me that a number of the buildings will have washer dryers in all of the apartments which would suddenly set the current washer dryer

00:41:59.240 --> 00:42:02.399

[Resident 4]: room on the garage door available

00:42:03.240 --> 00:42:04.100

[Resident 4]: of

00:42:04.220 --> 00:42:11.740

[Resident 4]: could you run it up a corporate plan Poll, to see whether or not you could take one or 2 of those

00:42:11.790 --> 00:42:12.800

[Resident 4]: of

00:42:13.570 --> 00:42:15.580

[Resident 4]: soon to be defunct.

00:42:16.168 --> 00:42:21.460

[Resident 4]: Washer dryer rooms in the garage and turn one of them into a sauna.

00:42:22.250 --> 00:42:23.250

[Resident 4]: That's one thing.

00:42:23.690 --> 00:42:32.419

Kevin McKee: So just to just acknowledge that. Yes, we'll take a look at that. It's not in our current plans. But certainly, we'll see what's available to us.

00:42:32.420 --> 00:42:52.410

[Resident 4]: Yes, the plumbing seems to be there. I mean, it doesn't seem like it's coming. The other half of that question is, if you say, no, we're not going to do it. Then my question is, can we have Saunas on our balcony, personal saunas on our balcony, or inside our apartment of this space.

00:42:52.900 --> 00:42:55.819

[Resident 4]: Second question I have is

00:42:56.393 --> 00:43:05.666

[Resident 4]: and one of the emails somebody had indicated that some of the aerobic machines were gonna be moved to the gym area.

00:43:06.110 --> 00:43:12.780

[Resident 4]: I'm missing my rowing machine. Is that going to be moved at all? Or it's all is what we see.

00:43:13.010 --> 00:43:13.780

[Resident 4]: If.

00:43:14.950 --> 00:43:20.060

Kevin McKee: So you're talking about the temporary gym space on the 10 sports.

00:43:20.060 --> 00:43:20.940

[Resident 4]: That's correct.

00:43:21.110 --> 00:43:26.509

Kevin McKee: And the rowing machine. I don't know off the top, so let me look into that, and we'll be able to get back to you with a.

00:43:27.127 --> 00:43:42.009

[Resident 4]: And this is a request. I noticed a photographer was going around the building, the complex taking pictures, the waterfront right now because of the rains, looks and green and wonderful.

00:43:42.310 --> 00:43:45.799

[Resident 4]: Could you guys take pictures of that

00:43:46.410 --> 00:43:54.091

[Resident 4]: while we're in the spring season, so that in 2 or 3 years when it's time to do the

00:43:55.380 --> 00:43:57.050

[Resident 4]: landscaping

00:43:57.320 --> 00:43:58.560

[Resident 4]: that we don't.

00:43:59.230 --> 00:44:01.309

[Resident 4]: We don't encounter

00:44:02.547 --> 00:44:07.170

[Resident 4]: that minimalistic view that that was originally proposed.

00:44:08.740 --> 00:44:15.720

Kevin McKee: So certainly, to take pictures of where things are right now. The, the, the overall kind of landscape plan is

00:44:15.780 --> 00:44:18.479

Kevin McKee: fairly set because it's based on approvals.

00:44:18.847 --> 00:44:27.769

Kevin McKee: But I think it's good to be mindful of what you're saying from the visual perspective. So certainly, we can take some photos. Now, just to make sure we have a record before we begin.

00:44:27.960 --> 00:44:30.040

[Resident 4]: Okay, okay. I'm done.

00:44:30.560 --> 00:44:31.200

Kevin McKee: Thank you.

00:44:33.560 --> 00:44:36.208

Yinka Freeman: [Resident 5], go ahead and ask your question.

00:44:37.450 --> 00:44:38.416

[Resident 5]: Yes, hi.

00:44:39.460 --> 00:44:42.959

[Resident 5]: I'm kind of behind the 8 ball, because we moved in like 6 months ago.

00:44:43.150 --> 00:44:47.031

[Resident 5]: And I haven't attended any of these meetings. So

00:44:47.600 --> 00:44:56.999

[Resident 5]: I kinda have a basic question about when you say the relocation expectation for individual apartments. Is that a

00:44:57.130 --> 00:44:59.290

[Resident 5]: temporary location?

00:44:59.390 --> 00:45:01.020

[Resident 5]: Or is it a

00:45:01.080 --> 00:45:09.849

[Resident 5]: permanent relocation? Can you explain what that is supposed to look like for my building? It looks like it's not happening for another 2 years. But

00:45:10.618 --> 00:45:12.950

[Resident 5]: I'd like to kind of understand

00:45:13.000 --> 00:45:15.449

[Resident 5]: what that expectation is gonna look like.

00:45:15.800 --> 00:45:35.398

Stephanie Litka: Yeah. So, I, yeah, I can take that Kevin. So just welcome to the community. First of all, we're happy to have you! And all the previous presentations as well as this one will be uploaded to that parcel113 renovation website. So, you can definitely go back and watch and gather information and get up to speed.

00:45:35.770 --> 00:45:43.749

Stephanie Litka: but to talk about the relocation is a temporary relocation, so your apartment that you live in is your apartment. It'll stay your apartment.

00:45:44.200 --> 00:46:11.950

Stephanie Litka: but for 29 days we will have to relocate everyone at their specific time into what we are calling a hospitality apartment. So, it's a fully furnished apartment here within Marinos village. Think of it like a extended hotel. Stay where you'll go there, and then you'll go back to your new apartment, which will be fully renovated, and yours to continue living in with your existing lease in place.

00:46:13.960 --> 00:46:16.290

[Resident 5]: That's very helpful. Okay, thank you.

00:46:16.290 --> 00:46:16.880

Stephanie Litka: Yep.

00:46:17.240 --> 00:46:18.869

[Resident 5]: That's my only question. Thank you.

00:46:18.870 --> 00:46:19.750

Stephanie Litka: Thank you.

00:46:21.910 --> 00:46:24.310

Yinka Freeman: Next up we have [Resident 6].

00:46:25.560 --> 00:46:26.170

[Resident 6]: Yes, sir.

00:46:26.560 --> 00:46:26.950

Yinka Freeman: [Resident 6].

00:46:27.230 --> 00:46:29.099

[Resident 6]: Oh, thank you. Thank you for the meeting

00:46:30.434 --> 00:46:34.775

[Resident 6]: I have a question about. When you feel that the

00:46:35.250 --> 00:46:37.289

[Resident 6]: affordable housing program

00:46:37.380 --> 00:46:38.749

[Resident 6]: would be instituted.

00:46:39.050 --> 00:46:39.810

[Resident 6]: This plan.

00:46:40.860 --> 00:46:42.709

Kevin McKee: Yeah? Good, good question. So

00:46:42.970 --> 00:46:49.119

Kevin McKee: it's the intent of the affordable housing program is to be kind of pro router. So, as we do renovations and units.

00:46:49.170 --> 00:46:51.180

Kevin McKee: We will, you know, it's

00:46:51.310 --> 00:46:58.370

Kevin McKee: 20%. So, you know, if you think about 10 units getting completed. If there's vacants, then

00:46:58.700 --> 00:47:12.630

Kevin McKee: 8 would be just regular folks moving back in 2 would become affordable. And so, the first building that's what's gonna happen. So, we anticipate the affordable units become available late this year.

00:47:12.780 --> 00:47:39.860

Kevin McKee: We will begin the advertising of those units here shortly, so we'll have some more to say about that in coming weeks. We'll open, you know. We'll advertise. We'll open up the application period. So certainly, that'll precede any moving in, because we have to go through that, go through a lottery income, qualify folks, and then, once units become available and ready, then at that point move them in. And that's not gonna be until, you know, late in 2024.

00:47:40.680 --> 00:47:41.380

[Resident 6]: It's

00:47:41.570 --> 00:47:43.280

[Resident 6]: perfect. Thank you very much.

00:47:43.280 --> 00:47:44.170

Kevin McKee: Yeah, you're welcome.

00:47:47.990 --> 00:47:50.460

Yinka Freeman: Next up we have [Resident 7].

00:47:52.140 --> 00:47:52.960

Yinka Freeman: Hi, guys.

00:47:52.960 --> 00:47:56.920

[Resident 7]: Thank you so much. Great presentation so far.

00:47:57.830 --> 00:48:04.639

[Resident 7]: I just want to let you know that I grew up in New York City, where I see lots of big construction projects going

00:48:04.910 --> 00:48:14.159

[Resident 7]: 50, 60, 70 stories up, and they don't close the building next door. They don't close the street, they close almost nothing.

00:48:14.170 --> 00:48:20.490

[Resident 7]: Here we have a comparatively small renovation, and we're closing almost everything

00:48:20.570 --> 00:48:27.020

[Resident 7]: now for me, having a young family and the young families that that I hang out with my kids. Play with

00:48:27.050 --> 00:48:46.900

[Resident 7]: losing the pool is gonna be horrible for us. I'm wondering. Is there any way that you could look at your plans and say, Yeah, hey, you know what? We don't have to close everything here for a whole year. There's ways that we could phase this work in so that we can preserve such critical amenities like the pool.

00:48:47.090 --> 00:48:59.219

[Resident 7]: So, if just respectfully requesting that you guys have a look at how you're doing your work. And it are there ways that you can minimize the impact on some of us residents with families.

00:49:00.880 --> 00:49:14.319

Kevin McKee: Yeah. So, Mr. [Resident 7], I just wanted to acknowledge that I we understand that. And that's where we're working quickly on the village to get that back up as soon as we can. The reason the main pool is being, you know, fenced off

00:49:14.330 --> 00:49:40.402

Kevin McKee: during that time is because of the potential for construction debris off the building to fall down. It's a safety issue 100. It's not about trying to take away amenities. It's you know, we can't quite, you know, shut off half of it, because then you get into the pool area. So, the way for us to ensure safety of residents. Nobody can get potentially hit by anything falling off the building or anything else like that is, we'll have it

00:49:40.740 --> 00:49:57.120

Kevin McKee: fenced off for that period of time. That means the other pools will get much higher usage during that time we hope that the other ones that are available on the property will be adequate to you and your family. And then once we get the village up and running and back

00:49:57.404 --> 00:50:15.049

Kevin McKee: and active early next year, you know, we're gonna be doing some work on the pool. So that'll be a much better condition as well. So it's not just gonna sit unused. It's gonna be resurfaced. So that when it comes back online with the village it'll be in a much better space. And hopefully, from early 2025.

00:50:15.150 --> 00:50:21.189

Kevin McKee: You know that pool as well as the others, will all be available. As we move through the next phases of the project.

00:50:21.710 --> 00:50:32.420

[Resident 7]: Okay? Well, well, thanks for that. But I'm still a little dumbfounded is like, how do they manage this in New York City without shutting down anything, and they're much bigger projects going way up in the air.

00:50:32.510 --> 00:50:38.400

[Resident 7]: But you guys are not able to work on the village over there without shutting down the whole pool for a year.

00:50:38.610 --> 00:50:42.980

[Resident 7]: I just don't see how those 2 square with each other

00:50:43.330 --> 00:50:44.180

[Resident 7]: over.

00:50:45.270 --> 00:50:46.819

Kevin McKee: Yeah, again, sir. I just.

00:50:46.860 --> 00:50:52.589

Kevin McKee: I hope that the other, the other pools that are available can be utilized by your family during that time. So not without

00:50:53.010 --> 00:50:56.580

Kevin McKee: that, you know. We'll work, as we said, work as quick as we can to get it back online.

00:51:02.260 --> 00:51:03.640

Yinka Freeman: [Resident 8]

00:51:07.480 --> 00:51:13.376

[Resident 8]: Yeah, I'm here. Very. Thank you very much, everyone, for the information.

00:51:14.270 --> 00:51:25.319

[Resident 8]: Obviously, I have a lot of questions, cause I'm gonna just call or go to the office to ask this question. I just have one really quick question. I'm in the Captains Row building.

00:51:25.370 --> 00:51:33.019

[Resident 8]: So my question is, how long is gonna take for all the halls to be done. Like all the outside of the building

00:51:33.130 --> 00:51:34.689

[Resident 8]: stuff is gonna be done.

00:51:35.380 --> 00:51:56.297

Stephanie Litka: Yeah, I can. So right now, the work that's happening in the hallways and just outside of the hallway doors, the crews are doing for one A and one B, those 2 big buildings we finished one B today, as far as the scraping goes, and the wiring should be done.

00:51:56.880 --> 00:52:09.880

Stephanie Litka: here in the next 2 or 3 weeks. Now for the smaller buildings. We can obviously do those a lot faster. So the scraping and the opening will be done in one day, and then the wiring will take about a week.

00:52:10.260 --> 00:52:11.910

Stephanie Litka: So do you think like

00:52:12.240 --> 00:52:17.820

[Resident 8]: On Captains Row is going to be finished around in 3 weeks.

00:52:18.530 --> 00:52:20.280

Stephanie Litka: I need to look at a map.

00:52:20.790 --> 00:52:21.590

[Resident 8]: I'm.

00:52:21.590 --> 00:52:22.729

Stephanie Litka: Give me 1 s.

00:52:23.240 --> 00:52:26.130

Stephanie Litka: Captain's row?

00:52:26.130 --> 00:52:28.680

[Resident 8]: Captain's row

00:52:34.030 --> 00:52:54.309

Stephanie Litka: Yeah. So if you're in one of those build buildings like I said, it's gonna take a couple of weeks to finish the hallways and then the smaller buildings one. But do me a favor. Go ahead and send an email to the Mv rent out email with your specific address, and I will be able to provide you more of a specific timeline related to your section of your hallway.

00:52:54.310 --> 00:52:56.389

[Resident 8]: Oh, perfect. So what's the email? Sorry?

00:52:56.640 --> 00:52:59.859

Stephanie Litka: It's MV. Which is short for mariners. Village.

00:53:00.554 --> 00:53:03.820

Stephanie Litka: Reno. Yeah. The letter. Yep.

00:53:04.110 --> 00:53:04.830

[Resident 8]: Mv.

00:53:06.000 --> 00:53:09.219

Stephanie Litka: Reno, R-E-N-O.

00:53:09.480 --> 00:53:10.230

[Resident 8]: Yeah.

00:53:10.590 --> 00:53:12.780

Stephanie Litka: At esring.com.

00:53:13.090 --> 00:53:14.000

[Resident 8]: Okay, perfect.

00:53:14.000 --> 00:53:18.360

Stephanie Litka: It will be shared, it will be shared on the very last slide at the end.

00:53:18.750 --> 00:53:20.609

[Resident 8]: Okay, got it? Oh, yeah.

00:53:20.750 --> 00:53:24.010

[Resident 8]: I see it. Well, thank you very much. Hi, to everyone.

00:53:24.260 --> 00:53:25.170

Stephanie Litka: Thank you.

00:53:28.110 --> 00:53:30.625

Yinka Freeman: [Resident 9], go ahead and ask your question.

00:53:34.732 --> 00:53:44.109

[Resident 9]: sorry. I thought I was muted for a second. I wanted a little bit more detail on the relocation, so if we don't really want to be like

00:53:44.170 --> 00:53:50.520

[Resident 9]: moved into? And is it a furnished? You said furnished? Does that mean that our stuff just gets like put in storage somewhere.

00:53:52.070 --> 00:53:58.229

Kevin McKee: Yeah. So we are working with a moving company that's done. Other projects like this in the marina. So

00:53:58.631 --> 00:54:13.229

Kevin McKee: what they'll end up doing is you'll take, you know, the immediate necessities. So your clothing and some of your immediate needs over with you. All of your other household goods will be packed and stored at the Movers storage facility, and then, once we complete the work.

00:54:13.290 --> 00:54:20.290

Kevin McKee: we will move you back the movers. Move your stuff back to your brand brand new renovated unit. And in less than a month

00:54:20.350 --> 00:54:26.969

Kevin McKee: I, although it is an impact, your life, no doubt we'll get you back in into that new space, and we'll begin.

00:54:26.970 --> 00:54:34.699

[Resident 9]: So what if? What if we prefer the option of why not just move us to a you know, equal unit.

00:54:35.690 --> 00:54:40.380

[Resident 9]: so that we don't have to be upended all of that time, and wait to unpack all of our stuff.

00:54:41.080 --> 00:55:04.270

Kevin McKee: So, I think that's a specific issue that we'd like to have the conversation with you on. But that's probably better handled with a conversation with Sucely to have that one-to-one, because you know, your circumstances may require something specific. So, if you could reach out to her, so we can begin that conversation, and then you know it, we're open to that. So, if you simply wanna you know, if there's a way for us to work around that we certainly look to do it.

00:55:04.700 --> 00:55:05.290

[Resident 9]: Okay.

00:55:10.900 --> 00:55:13.980

Yinka Freeman: [Resident 10], go ahead and ask your question.

00:55:14.240 --> 00:55:20.840

[Resident 10]: Thanks. I have 2 questions. I might just miss it. I was wondering what happened with

00:55:20.870 --> 00:55:27.840

[Resident 10]: with the shrink wrapping of the 4, a building, the fire building. When it's going to start, we live next to it.

00:55:27.990 --> 00:55:37.689

[Resident 10]: And my second question is, we live on the second floor. What happened if the third floor, on top of us, doesn't wanna renovation. She just doesn't wanna move out.

00:55:37.750 --> 00:55:39.110

[Resident 10]: What happened to us.

00:55:41.470 --> 00:55:42.360

Kevin McKee: Stephanie—

00:55:42.940 --> 00:56:11.320

Stephanie Litka: Yeah. So, Kevin touched on the shrink wrap which is the first part of your question. We are hoping to have that scheduled soon. There are some structural complications due to the fire that we're having to sort out because we are gonna have to rebuild part of the space to be able to allow the shrink wrap to be as successful as we are hoping it will be so we will send out some email communications to those neighboring buildings. Once we solidify that information.

00:56:12.500 --> 00:56:18.780

Stephanie Litka: and then the second part of your question is in the stacking method. What happens if the person above you doesn't want to move out.

00:56:19.510 --> 00:56:22.170

Stephanie Litka: This is a community effort.

00:56:25.500 --> 00:56:38.939

Stephanie Litka: if the person above you doesn't want to move out, it will make the renovation very difficult for us to complete the full scope of work, as the infrastructure does run from the roof to the ground and the ground to the roof.

00:56:39.444 --> 00:57:02.500

Stephanie Litka: And that's why we are encouraging everyone to follow along on our communications and set up those one-on-one appointments. I do. Believe that if you just communicate with us, we will be able to kind of get ahead of all this so that way. Nobody is blindsided as best we can mitigate from the impacts of what happens with their neighbors. So just

00:57:02.520 --> 00:57:12.449

Stephanie Litka: bear in mind it is a community effort. So, talk to your neighbors. That's the point of these building specific meetings. So, we can all come together and accommodate everyone's needs.

00:57:13.040 --> 00:57:27.750

[Resident 10]: Well to that building fire building. I. We receive the email on April 20 – March 29th. And I was saying, the stream wrapping with within done within 30 days, which is, give us a 30, you know, April 30th, that's like, in 10 days. This is what we.

00:57:27.820 --> 00:57:44.310

[Resident 10]: And then about that. The second question, let's say the third floor. Doesn't you know she doesn't want to cooperate that they you want to stay? Do you think? As we can, we get an equal place where we live? And somewhere within the village.

00:57:46.057 --> 00:58:00.300

Stephanie Litka: That might be a specific scenario that we will need to work out when it officially arrives. But something that we kind of touched on in our last meeting. Was that if we suspect that we're gonna have.

00:58:00.410 --> 00:58:01.479

Stephanie Litka: you know.

00:58:01.940 --> 00:58:22.145

Stephanie Litka: difficulties with an entire stack being relocated, not an entire building, and all stacks start on the same day, you know. There will be 2 stacks that start every Monday, and it will be a rolling sequence as we move through the building, so there will be the ability for us to

00:58:22.810 --> 00:58:43.889

Stephanie Litka: pivot where we can as far as the sequence goes or we will be able to go into your apartment and do as much as we possibly can to give that back to you. So, bear with us while we work out some of those very specific details, and we will be able to provide them to you. When we get to those billing specific meetings.

00:58:43.890 --> 00:58:44.760

[Resident 10]: Thanks.

00:58:44.930 --> 00:58:45.680

[Resident 10]: yep.

00:58:49.460 --> 00:58:52.399

Yinka Freeman: [Resident 11], go ahead and ask your question.

00:58:54.110 --> 00:59:06.212

[Resident 11]: Hi, thanks for the presentation. This has been, really, you guys been really helpful. I wanna just plus one on the EV charger question. Appreciate that, you guys are still

00:59:06.988 --> 00:59:08.930

[Resident 11]: considering it. And it's just

00:59:09.100 --> 00:59:12.089

[Resident 11]: critical. I wondered.

00:59:12.250 --> 00:59:14.830

[Resident 11]: Ask. I mean, even though you guys are

00:59:14.860 --> 00:59:26.650

[Resident 11]: clearly making an effort to mitigate the impact on all of us. This is, you know, we're losing a lot of amenities. And this is a pretty significant inconvenience. Is there any

00:59:27.490 --> 00:59:46.839

[Resident 11]: thinking behind compensating us as residents in any way for the lack of amenities and inconvenience in terms of either a rent reduction or not, at least not increasing our rent or some other type of compensation for the inconvenience.

00:59:48.460 --> 00:59:57.829

Kevin McKee: Yeah. So, I think it's a challenge for you and for us, and we acknowledge that. And that's why, when we took the village down we worked

00:59:59.400 --> 01:00:21.869

Kevin McKee: hard to find, to find alternatives that are minimally impactful to you. So, you know the parcel lockers trying to move them to a location that's generally centralized so that it's not you know much further than the village to go there putting the gym up on the tennis courts to give some level of amenity there as well, and then we'll have to work on

01:00:22.165 --> 01:00:41.399

Kevin McKee: the other. The other pools and things like that. So no, there's not a specific compensation plan related to that. Our goal is to provide alternatives along the way to minimize the impacts. As the project goes along. And so that's what we're doing right now with the village. And ultimately, that's why we would we did. The village first is

01:00:41.690 --> 01:01:00.939

Kevin McKee: move it out of the way before we start impacting individual units where it really gets uncomfortable for you, and we totally acknowledge that, and then get that back online as soon as possible. So, you have that sanctuary when we start getting into the individual buildings, and you'll have those spaces available in a new format in a way that's much more useful.

01:01:04.130 --> 01:01:04.545

[Resident 11]: Oh!

01:01:11.160 --> 01:01:14.890

Yinka Freeman: [Resident 12], go ahead and ask your question.

01:01:16.420 --> 01:01:21.900

[Resident 12]: Hi, there! Mine's a super quick question. I just keep wondering if there's some sort of

01:01:22.050 --> 01:01:26.280

[Resident 12]: key, because the way that the buildings are numbered. I haven't been able to find a map.

01:01:26.320 --> 01:01:32.919

[Resident 12]: so, I don't know, like, based on the address of my building where they fall in the years. Oh, yeah.

01:01:32.920 --> 01:01:51.880

Stephanie Litka: Yeah, so we realize this. And so, we created this kind of additional slide to put up on the screen to show you guys, it will be uploaded on the website as well. So that way you have access. And when you kind of look at the start dates and you hear us reference these numbers this is what that looks like.

01:01:52.430 --> 01:01:54.380

[Resident 12]: Awesome. That's exactly what I've been looking for.

01:01:54.640 --> 01:01:55.520

Stephanie Litka: Wonderful.

01:01:55.520 --> 01:02:09.489

[Resident 12]: One other quick question just that. There was a lot of spare parking available in the building where the new package center it is, and was curious if that could be used for contractor parking, just because it's such a struggle with the guests parking these days.

01:02:09.490 --> 01:02:28.800

Stephanie Litka: Yeah. So that's a 2-part question. So, as Kevin mentioned, we worked really hard to find a location for the package lockers that was central to the village the wonderful residents of 2 G actually came up with the idea to put the package lockers down there in their garage.

01:02:29.158 --> 01:02:45.300

Stephanie Litka: to be able to allow that space to be available for the community. So, we're really grateful. At that suggestion. And the parking under the fire building is parking that contractors will take but in order for us to, you know.

01:02:45.640 --> 01:02:58.199

Stephanie Litka: get through this renovation, you know there are a significant number of contractors. And so the current number of guest parking that the contractors are taking is, is.

01:02:58.860 --> 01:03:21.180

Stephanie Litka: think statistically less than half you guys still have more than half available, and we will keep reevaluating the way the spaces are used. So if changes can be made and we're definitely looking at the ability where we can. So it's a moving target. It's a work in process. But we definitely hear you, and we'll continue to do our best efforts to reevaluate as we go.

01:03:21.620 --> 01:03:48.290

Kevin McKee: And one of the thing is, you know, we recognize this upfront, and we worked in partnership with Marina Harbor next door to get access to additional parking. So it was gonna be worse. Luckily we have a couple of dozen spaces next door, so that we can provide as much guest parking as we can along the way. We'll continue to utilize that space. We'll, you know, as Stephanie said throughout the project, we'll keep reevaluating as we move around different buildings, so that we

01:03:48.555 --> 01:03:53.589

Kevin McKee: if things can change or we can, you know, reduce the needs of spaces, we certainly will do that.

01:03:57.670 --> 01:04:00.409

Yinka Freeman: [Resident 13], go ahead and ask a question.

01:04:01.792 --> 01:04:09.257

[Resident 13]: Thank you. Yeah. I wanted to. Echo. Everyone's thanks for great meetings. Been very informative and eye opening.

01:04:09.660 --> 01:04:17.440

[Resident 13]: with regard to the relocation. So what the renovated units will they be exactly the same size

01:04:18.410 --> 01:04:19.660

[Resident 13]: when we come back.

01:04:20.590 --> 01:04:38.299

Stephanie Litka: Yeah. The overall square footage of the apartments isn't changing. We will be doing things. I don't know if everyone didn't get the chance to walk our renovated mock up. We invite you to make an appointment with the leasing team or the resident services team to go walk that mock up

01:04:38.642 --> 01:04:51.296

Stephanie Litka: to see what the space looks like. And so there may be areas where we try to open the kitchens to give more, and openness and cabinetry, or where we have to do a pivot of

01:04:52.660 --> 01:05:13.780

Stephanie Litka: via the end of the bathroom stuff to accommodate the washer and dryer. And so we're gonna provide those floor plan layouts, as I mentioned earlier, within the next 8 or so weeks. So hopefully, when we provide those, it will give everyone a better sense of what the interior space of their apartment will look like, and then, of course.

01:05:13.780 --> 01:05:14.100

[Resident 13]: I just.

01:05:14.100 --> 01:05:20.540

Stephanie Litka: Once we share those reach out, you know, on the Nb. Reyno email. And we can dialogue about that for you.

01:05:21.310 --> 01:05:24.759

[Resident 13]: That's pro. And that's probably part of the inspection. Right?

01:05:25.780 --> 01:05:27.480

Stephanie Litka: The inspection? No.

01:05:27.480 --> 01:05:28.720

[Resident 13]: No, because

01:05:29.040 --> 01:05:38.999

[Resident 13]: when I tried to move into a 2-bedroom apartment, it wasn't a 2 bedroom apartment in in the entire place that would accommodate my furniture.

01:05:39.030 --> 01:05:42.339

[Resident 13]: So that's why I'm asking. I'm not just asking the question

01:05:42.790 --> 01:05:46.570

[Resident 13]: trivially. I just alright. Well, I guess I'll have to cross.

01:05:46.570 --> 01:05:57.300

Stephanie Litka: Yeah, go ahead. Go ahead. If I didn't answer your question the way it was intended, go ahead and reach out to me reach out to our team, so we can better get an answer for that question for you.

01:05:57.640 --> 01:05:59.782

[Resident 13]: Okay, cool. And then the other

01:06:00.460 --> 01:06:02.988

[Resident 13]: question I had was,

01:06:03.730 --> 01:06:06.490

[Resident 13]: found the stacking method thing interesting.

01:06:06.970 --> 01:06:17.850

[Resident 13]: So other than the obvious inconvenience to you if a potential if a if somebody decides whether they're above or below

01:06:17.880 --> 01:06:21.430

[Resident 13]: a renovated unit that they didn't want to move out.

01:06:21.500 --> 01:06:30.140

[Resident 13]: what will be the deficiency, that potential deficiency that the renovated unit will realize

01:06:31.510 --> 01:06:32.500

[Resident 13]: if any.

01:06:33.300 --> 01:07:01.509

Kevin McKee: Yeah. So most of it. The reason we're doing it that way is mostly because of the infrastructure in the walls. Right? So then, you're looking at things like venting and plumbing so gas lines that will, you know, power up the dryers additional water lines electrical. So all those things that are infrastructure for the building itself. That's what's gonna impact it. So we'll do the best we can in those circumstances. But without access to all units. We can't tie the first. So if you have like a event line, you can't.

01:07:01.510 --> 01:07:16.149

Kevin McKee: The second floor is not available. We can't run event line. Because what we can't get to the second floor, right? So then, first floors impacted, second floors impacted. Third floors impacted. So that's why we wanna, you know, these are real issues. And we wanna make sure that we're getting added as best we can

01:07:17.090 --> 01:07:28.000

Kevin McKee: to, you know, have these conversations, I think hopefully. You know. Not that there's a guinea pigs, but 3 B's going first, you know we get through that building. You hear some of the stories about how, how it went.

01:07:28.000 --> 01:07:50.250

Kevin McKee: the impacts afterwards, hopefully, that'll allay some of the change fear that comes along with this that you know just you won't know until you know. And so that first building will be a way for us to kind of showcase what it'll be like the impacts. And

hopefully, the positive impacts at the end. When you get back in and you get all this new stuff, and it's a great space. And you're, gonna you know, want to stay with us for a long time.

01:07:51.400 --> 01:07:54.119

[Resident 13]: Yeah, no, I have my fingers crossed for you.

01:07:54.500 --> 01:07:56.780

Kevin McKee: We do, too. So thank you.

01:08:00.900 --> 01:08:04.129

Yinka Freeman: [Resident 14], go ahead and ask your question.

01:08:05.320 --> 01:08:21.249

[Resident 14]: Hi, I'm just wondering about the water features throughout the complex, are they like I have a creek that runs right below my unit. That was a big part of why I love my unit. Are they all remaining.

01:08:21.250 --> 01:08:22.020

Stephanie Litka: Yes.

01:08:22.700 --> 01:08:24.329

[Resident 14]: Yay, that's great.

01:08:24.688 --> 01:08:47.680

[Resident 14]: And I guess that would. The other question I have was just. But you you've acknowledged that you're gonna share the floor plans. I did a quick walkthrough, and there's a lot less storage because you're losing the second sink and all of the drawers underneath there for a closet to make up for the closet that is, gonna get shorter on the other side, to put the washer dryer unit in, and same with the kitchen

01:08:48.001 --> 01:08:56.040

[Resident 14]: without an a kitchen island. And now that it's just, it looks like a hotel room. Essentially there. It seems like there's a lot less

01:08:56.649 --> 01:09:03.319

[Resident 14]: places to be able to put things in the storage overall. And is that something that's still in flux? Or is this floor plan locked.

01:09:04.060 --> 01:09:15.990

Stephanie Litka: The floor plans. I know someone actually mentioned in the chat like, Oh, you don't have permits so we do have permits for the whole project, and the floor plans are for the most part locked.

01:09:16.355 --> 01:09:35.789

Stephanie Litka: I think sometimes the way we change things that might look like there's less storage. But a lot of thought was put into these spaces by our architects and our and our and our ownership team to accommodate this stuff. So every floor plan is different. I think we have probably over 20 different floor plans

01:09:35.790 --> 01:09:46.509

Stephanie Litka: at Mariners Village. And so let's definitely start to have just those conversations. So you guys feel comfortable with the new floor plans. But they are. They are locked.

01:09:46.750 --> 01:09:58.019

[Resident 14]: Yeah. And if we don't like the floor plan, is there an opportunity to potentially move to a different unit? That would be a different floor plan. Because I like, I said I walked it, and it's

01:09:58.090 --> 01:10:00.640

[Resident 14]: much less appealing than my current floor plan.

01:10:01.880 --> 01:10:09.219

Kevin McKee: Yeah, certainly, potentially. So I think it's just a matter of timing. And when that happens so again, that's gonna be, you know, one of those, hey? What? Not to

01:10:09.310 --> 01:10:16.440

Kevin McKee: keeper hitting the same refrain is, let's have that one to one conversation, because everybody's got unique circumstances. We want to be able to address as best we can.

01:10:16.820 --> 01:10:17.340

[Resident 14]: Thank you.

01:10:17.600 --> 01:10:30.880

Kevin McKee: Yep, we have about time for about 2 more questions. I know there's more than 2 people that are still raising their hands. We don't get to you tonight. Please reach out on the email. We'll make time for you at the property to make sure we can. Take your questions and get you answers.

01:10:33.160 --> 01:10:36.220

Yinka Freeman: [Resident 15], go ahead and ask you a question.

01:10:37.130 --> 01:10:47.900

[Resident 15]: Hi, I had 2 questions on the hospitality suites. Will they be given? How many people are gonna be living in each one of

01:10:48.070 --> 01:10:52.479

[Resident 15]: over time are they gonna be? How are they gonna be cleaned in between

01:10:53.083 --> 01:11:13.029

[Resident 15]: gas? And then my second question is, we have a terrible problem with people breaking into the mailboxes. Mine's been broken into 7 times, and to wait years. To have them better protected is the real issue. Is there any plan in place

01:11:13.360 --> 01:11:15.680

[Resident 15]: to stop

01:11:15.720 --> 01:11:24.020

[Resident 15]: all the F's happening at the at the mailboxes throughout Mariners village. I see them popped open all over the place when I'm walking.

01:11:24.700 --> 01:11:30.680

Kevin McKee: So I'll go in reverse order. So on the mail let me take. Let me talk to the team about that.

01:11:31.024 --> 01:11:34.920

Kevin McKee: I don't know the specifics, so need to get some more information.

01:11:35.320 --> 01:11:42.769

[Resident 15]: I know that the post office is in charge of the actual boxes, but the protection of them.

01:11:43.232 --> 01:11:47.950

[Resident 15]: If there, if you guys could do something about that that would be

01:11:48.110 --> 01:11:49.440

[Resident 15]: appreciated.

01:11:49.640 --> 01:11:56.689

Kevin McKee: Yeah, we can certainly take a look, and it doesn't need to necessarily wait to the end. So there's a way for us to to make some progress there

01:11:57.065 --> 01:12:01.640

Kevin McKee: and then, and then, on the first part of your question on the relocation answer.

01:12:01.670 --> 01:12:28.435

Kevin McKee: You know we talked about this a little bit, but think about it like a hotel, right? So when you're in a hotel, you check out. There's a they have an internal cleaning service that comes through changed everything out, cleans the space and gets it reset. So

that's the intent of our kind of program is that it'll have. We'll have a third party cleaning service. So as you move out and we're getting ready for someone else to come in, they will go in. They'll get it prepped and ready to go. All the things you'd expect to be cleaned and

01:12:28.985 --> 01:12:32.824

Kevin McKee: touched up will be, and then I'll be ready for the next

01:12:33.590 --> 01:12:35.840

Kevin McKee: residents to move in for that temporary space.

01:12:36.260 --> 01:12:43.249

[Resident 15]: Okay? And do they have TVs, or are you cause you're not gonna hook yours up for such a short time? And is.

01:12:43.880 --> 01:12:56.719

Kevin McKee: Yeah, I think, yeah, we'll have more to say on the specifics of how they're gonna be outfitted. Don't have that tonight. But yeah, certainly know that in that one box we're asking to take in your clothes. You're not gonna have some of the things you're used to.

01:12:56.720 --> 01:12:57.340

[Resident 15]: Right.

01:12:57.340 --> 01:13:00.219

Kevin McKee: We have to be able to accommodate in the process as well.

01:13:00.670 --> 01:13:01.709

[Resident 15]: Alright. Thank you.

01:13:01.710 --> 01:13:02.660

Kevin McKee: Yep, you're very welcome.

01:13:04.970 --> 01:13:10.130

Yinka Freeman: Okay, this is the last question, [Resident 16]. Go ahead and ask your question.

01:13:10.970 --> 01:13:21.789

[Resident 16]: Alright. Thank you so much, and it's 2 parts. But I'll be quick here. So first, with the mock up itself, I know we can walk through it. Is there a chance that we'll get photos of that added to the website that we can view.

01:13:23.090 --> 01:13:28.780

Kevin McKee: Yeah, so just really quick. I mean, we, we have some on the website oops on the wrong way. Pardon me.

01:13:29.080 --> 01:13:32.869

Kevin McKee: So we have. These are just 2 that we put up for you

01:13:33.330 --> 01:13:43.770

Kevin McKee: on here tonight. There are. There are more on the website. So they're available. But certainly, if there's more you need, you know, let us know if there's a specific look or something like that that we're not capturing.

01:13:45.170 --> 01:14:07.769

[Resident 16]: Yeah, much appreciated. And, Kevin, I know you mentioned about and a on this line. The difficulty around parking especially for guest parking with a lot of the movement and construction that's been going on. Has there any been? Has there been any thoughts or discussions around some of the RV's mobile homes or second homes that have been parked in the guest services area.

01:14:07.820 --> 01:14:14.660

[Resident 16]: For you know, months at a time that you know kind of hop from one spot to another spot every 2 days.

01:14:15.090 --> 01:14:15.440

Kevin McKee: Yeah.

01:14:15.440 --> 01:14:16.520

[Resident 16]: Any conversation.

01:14:17.580 --> 01:14:26.540

Kevin McKee: Yes, it's something we're aware of, and we're monitoring. And it's something, you know, we're gonna have to. You know, now that the construction is starting, and it's becoming a premium that we're gonna have to take

01:14:26.850 --> 01:14:49.620

Kevin McKee: stronger action on to ensure that there's trend. There's turnover and transition of those spots, so that you know you have a guest. They stay for a couple of days. Somebody else is a guest. It's equal and equitable for all the residents. And so we certainly we see that, too. And we're gonna do our part to ensure that, you know, it's not just a parking, hopping exercise that they're saying too long will provide notice.

01:14:50.850 --> 01:14:52.030

[Resident 16]: Gotcha. Thank you.

01:14:52.030 --> 01:14:52.829

Kevin McKee: Yeah, absolutely

01:14:53.620 --> 01:15:10.250

Kevin McKee: so for those of you that we did not answer tonight. Please send us a note for your question. We'll be able to reach out to you and talk to you. Thank you all for your time and attention tonight. Thank you for your questions very much. Appreciate it. One thing I don't wanna forget. I was told to do this.

01:15:10.250 --> 01:15:26.399

Kevin McKee: So if you have your questions about the renovation, our website is parcel113mdr.com/renovations, so that's the nomenclature for the marriage village parcel number within la County. You can go there again. The email MVreno@esring.com.

01:15:26.570 --> 01:15:38.980

Kevin McKee: Please reach out obviously, there's more that we need to be able to share with you over time. But you know, we wanna start the conversations as soon as we can to allay any of the concerns you might have about the renovation as we begin. So

01:15:38.990 --> 01:15:41.090

Kevin McKee: thanks again. Have a great night.

01:15:41.090 --> 01:15:42.369

Mark Wagner: Thank you. Everybody.