

ATTACHMENT NO. 1

From: [Heather Rubin](#)
To: [Ingrid Allen](#)
Cc: [B & M MARINE CONSTRUCTION, INC. *](#); board@highlandsplace.org
Subject: Highlands Place - Seawall Permit
Date: Tuesday, December 14, 2021 2:41:30 PM

Good afternoon Ingrid. I just left you a voicemail but thought it might be a good idea to follow up with an email. I understand that our permit's review got pushed to next month bc the Town is wanting to ask questions about the Building extending the seawall.

At this time the Building is undergoing a million dollar pipe lining project. At the same time we are preparing for a 1.5 million dollar roof replacement in April. At the same time we are also needing to replace our parking deck trellis. We just finished reinforcing our sundeck, replacing the garage exhaust fans, pool heater and spa heater, improving our pool room ventilation system – all within the past year. We are not a large building and the owners are looking for some relief from all these projects and assessments.

When I started at this building a year ago I discovered a very large crack that extends down the length of the seawall. I saw this as an urgent matter that needs to be resolved immediately. I and the Board have done everything reasonably possible to expedite this to ensure the safety of anyone attempting to use that area. I have posted out of service signs, private property no trespassing signs and taped off the dock but pedestrians continue to pull their boats up to this area with no regard. Additionally, I noticed just last week that the seawall is actually starting to break apart. I had hoped that by now this project would already be completed but I was misinformed as to how long this permit process takes.

If extending the seawall and closing in the beach is not mandatory then I would ask that the Town not require it at this time and let us revisit it either at a later date or during the next time we do work to this area. Our money is already tied up in multiple large scale projects that cannot wait and time with the seawall is not our friend. To change up the plans at this point would cost not only more money but more time – both of which we just don't have.

I am asking for your help with this matter please. I would very much like to get the permit approved so that we can start this work immediately without any further delay. I am happy to attend next month's meeting but I cannot even begin to express the frustration and anxiety that set over me when David told me that the Town had pushed our approval over items that to my understanding are not required.

Please let me know if there is anything you can do to help me expedite this permit.

Thank you,

Heather Rubin, LEAM, CMEA
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