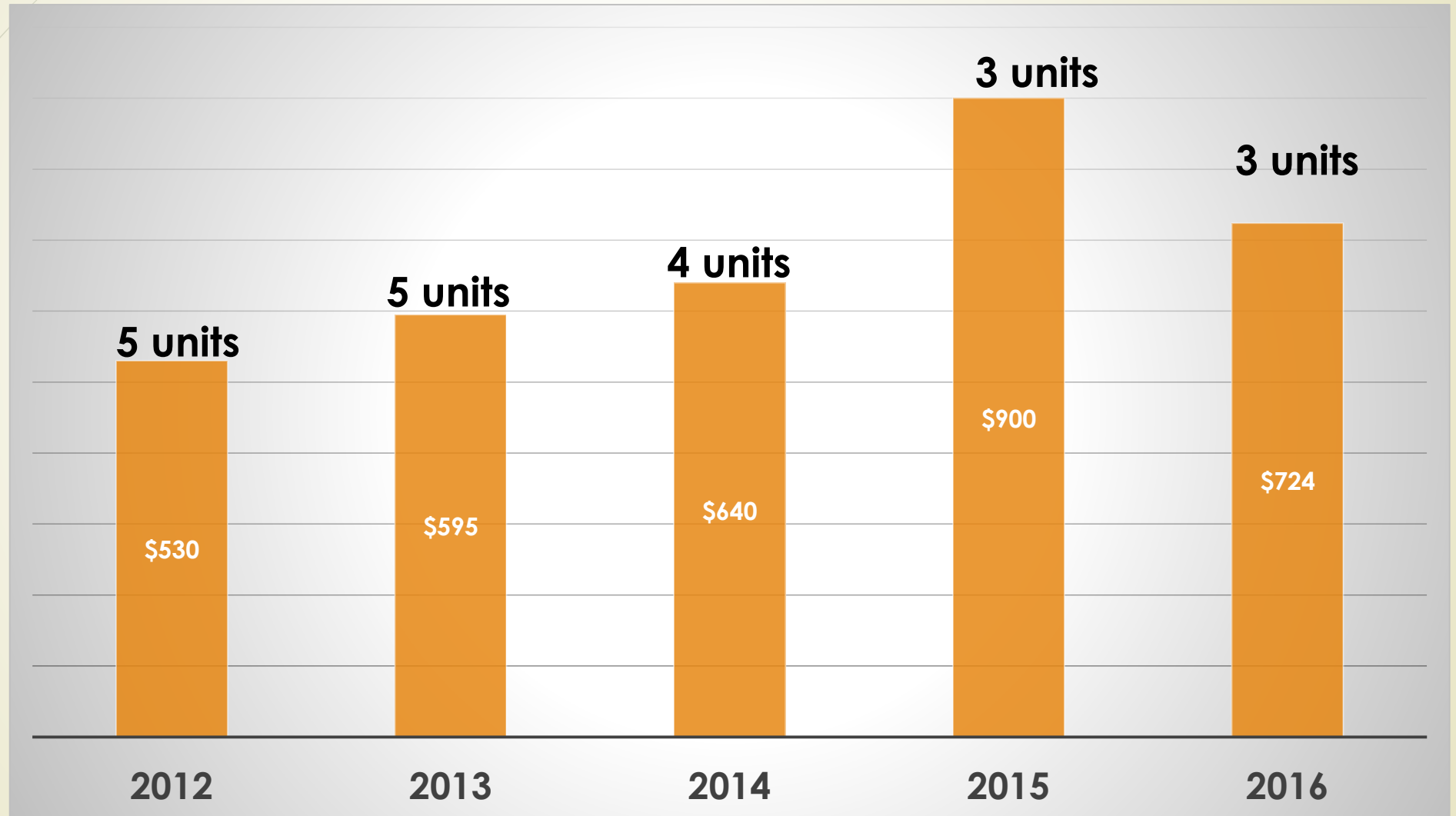


FSH Annual Meeting

October 31, 2016



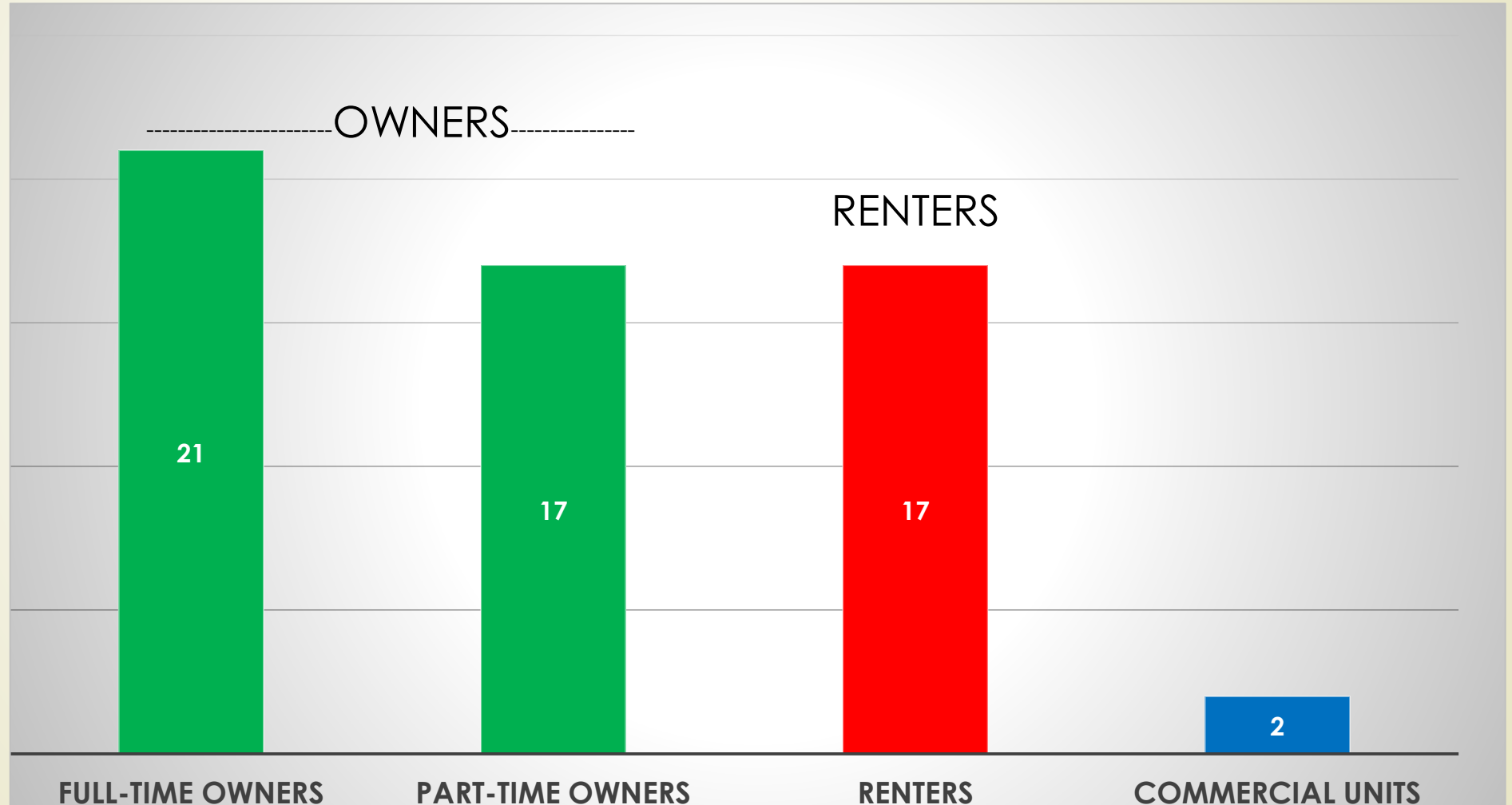
Selling Price per Square Foot



RESIDENT MIX


70% Owners

30% Renters






FSH Board GOALS

- 
1. Ensure the financial viability and financial integrity of the FSH
 2. Maintain the physical facility
 3. Ensure safety, cleanliness and livability for the residents
 4. Govern within the Master Deed, By-laws and Rules/Regulations
 5. Ensure effective and efficient operation of the building
 6. Upgrade the physical facility, when feasible within FSHA budgetary constraints



2016 has been.....

- **Very busy**
 - **Stressful**
 - **Upsetting to some**
 - **Productive**
- 

Hurricane Matthew



Mold Remediation Project—Pouring New Basement Concrete Floor



Mold Remediation: Dehumidifiers




Mold Remediation: Dry Vent





Elevator Modernization

- Elevators last modernized in 1968 with expected life of 25 years
 - “Call” will be faster
 - Precise leveling
 - Controlled door motion
 - Fewer breakdowns
 - Remote monitoring
 - Safer
 - Less electricity use
 - Will have parts
 - Better-looking interior
 - Increased perceived value of the building
- 

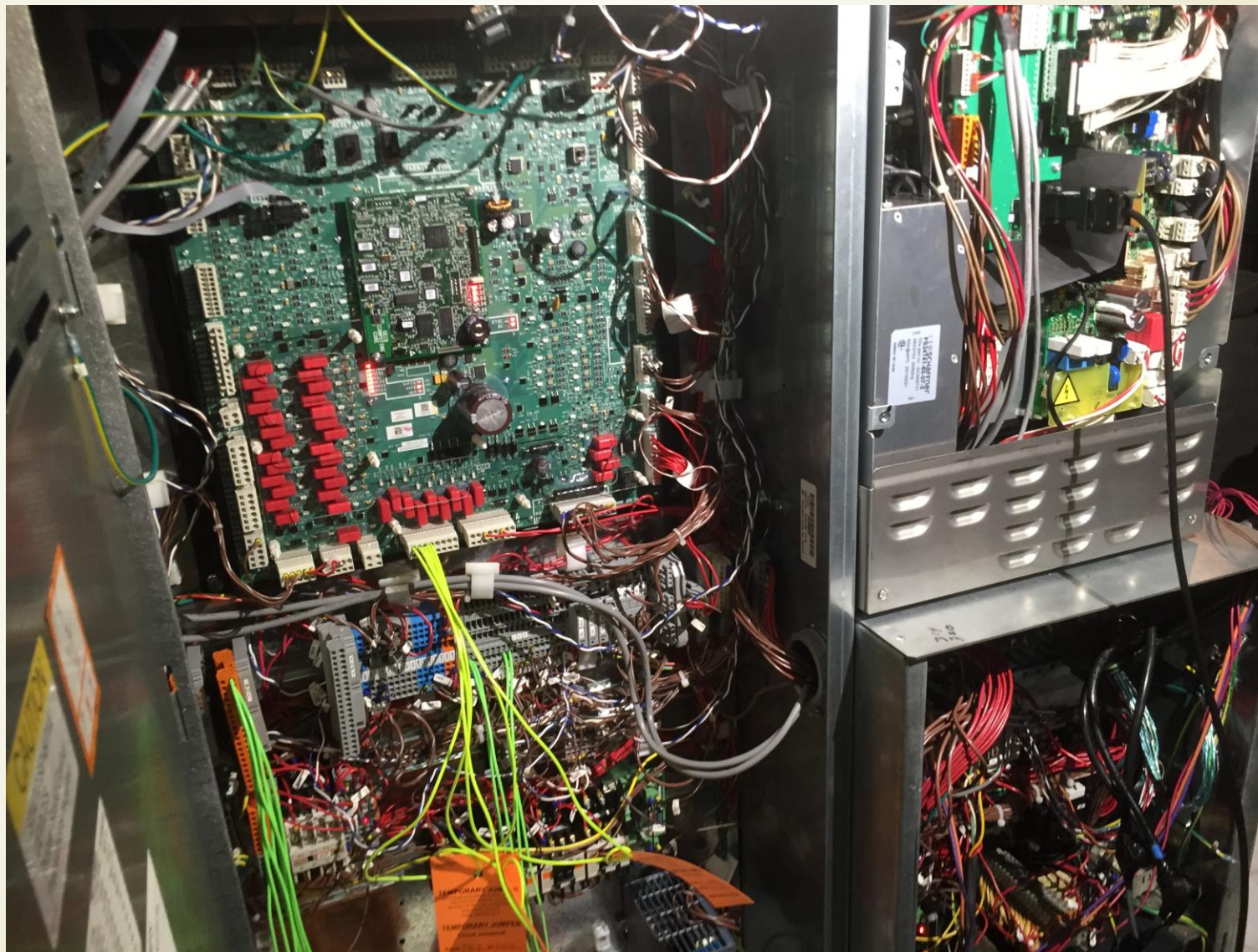
1968 Elevator Controller



A Crane Lifts New Elevator Controllers and Motors to the Roof



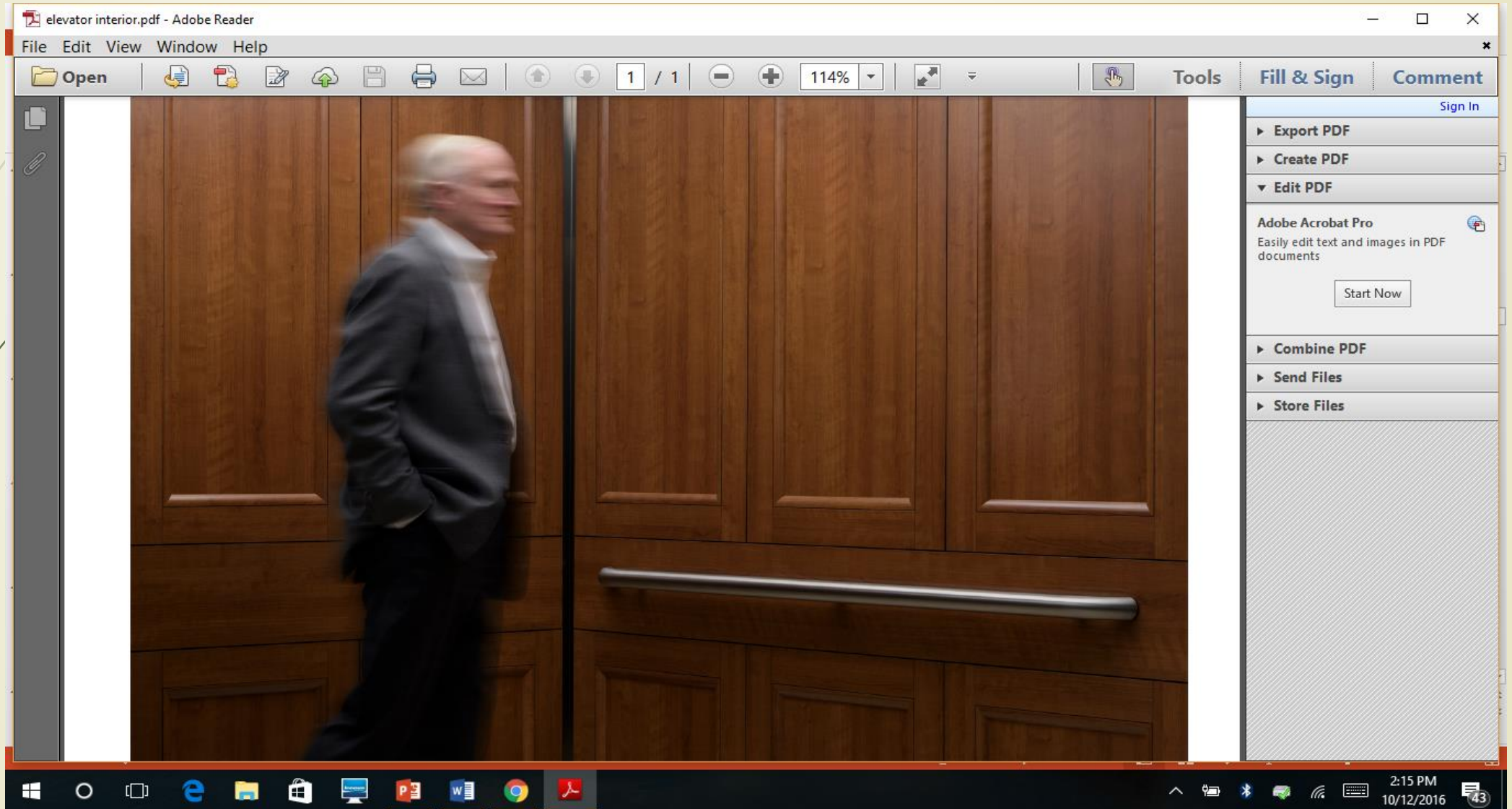
2016 Elevator Controller



New Motor for Elevator



New Interior for Elevator



Shed Roof

- Covers HVAC equipment, workshop, bike room—was leaking



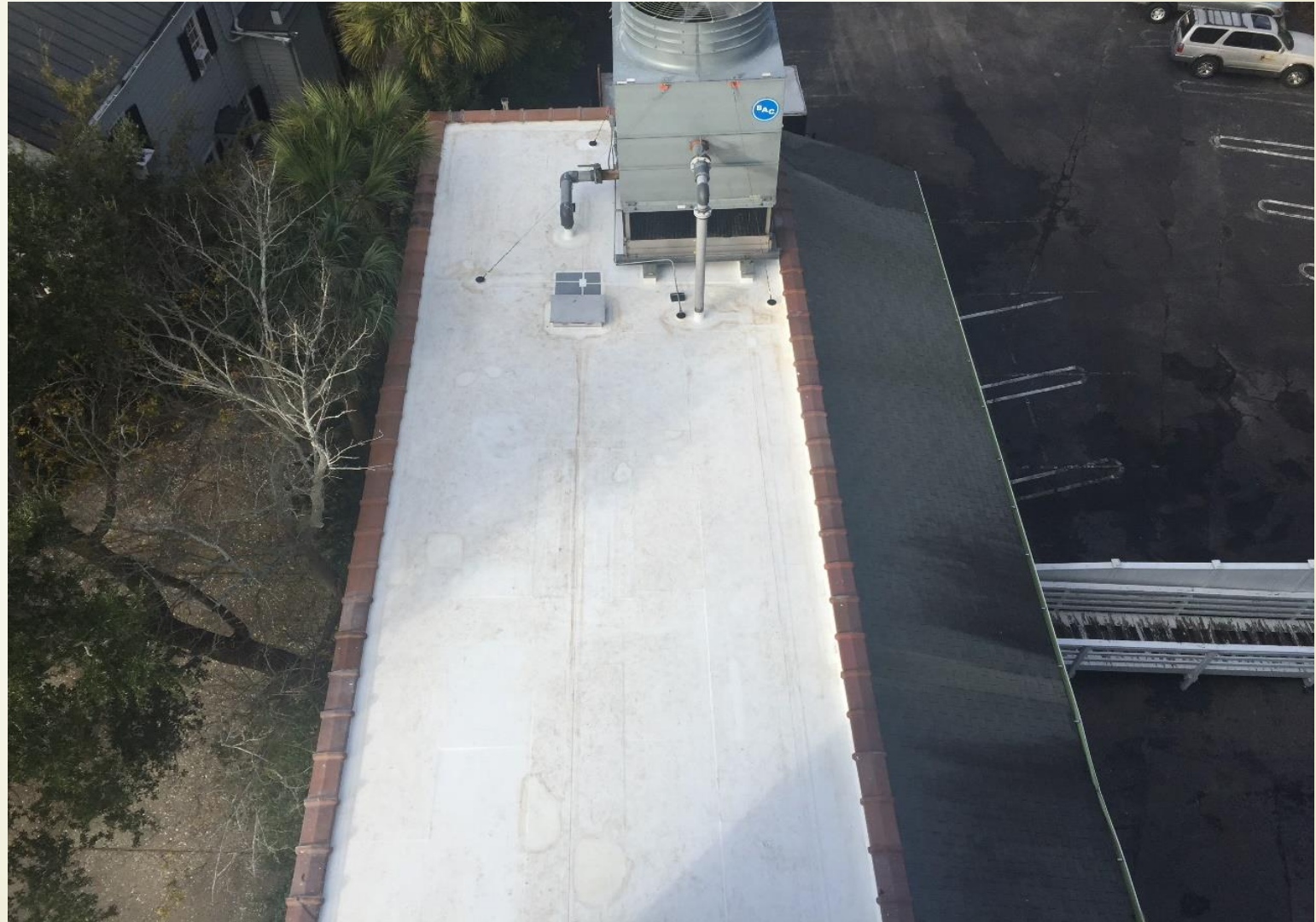
Leaks Under the Shed Roof



New Shed Roof in Progress



Shed Roof (finished)



Water-Proofing Roofs/Terraces

starts with removing planters, etc



Railing were Removed—Water and Rust in the Hollow Tube



Water Under the Old Protective Membrane Causing Leaks



Leveling Low Spots



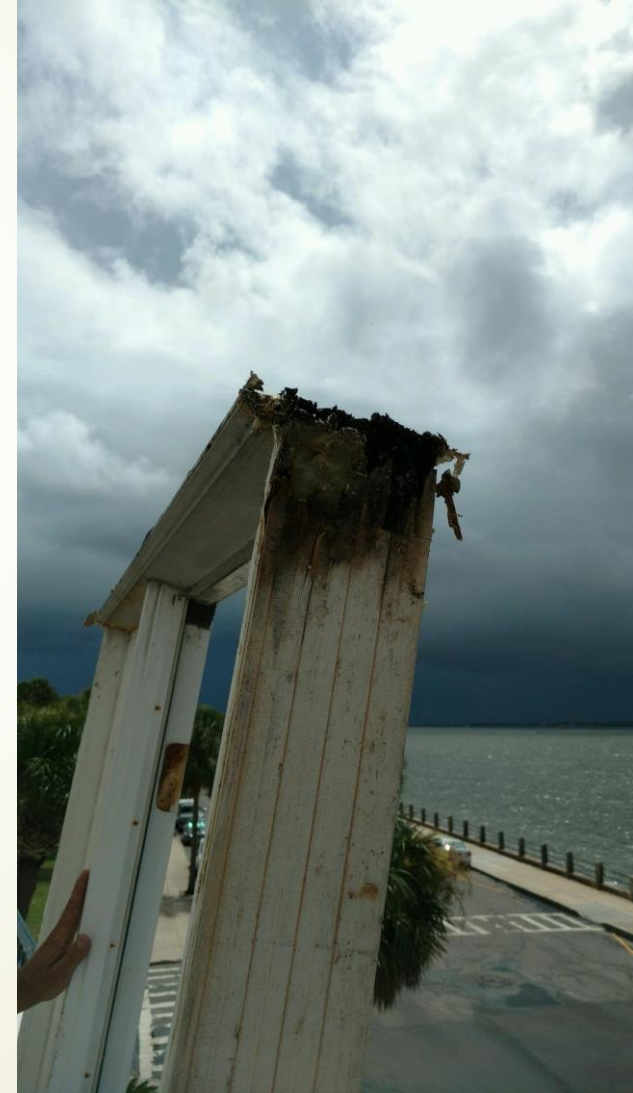
Applying Water-Proofing Material



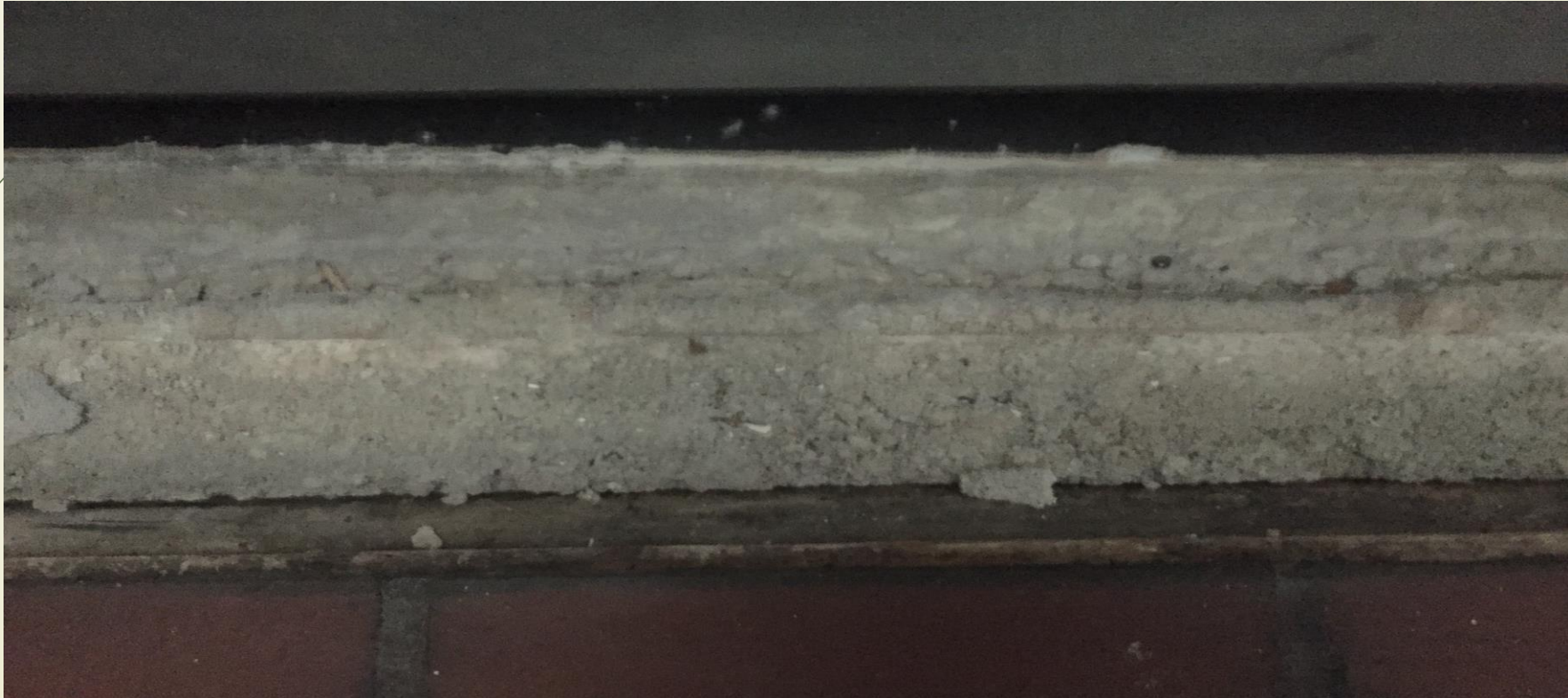
Finished Surface



Terrace Doors Were Another Source of Leaks



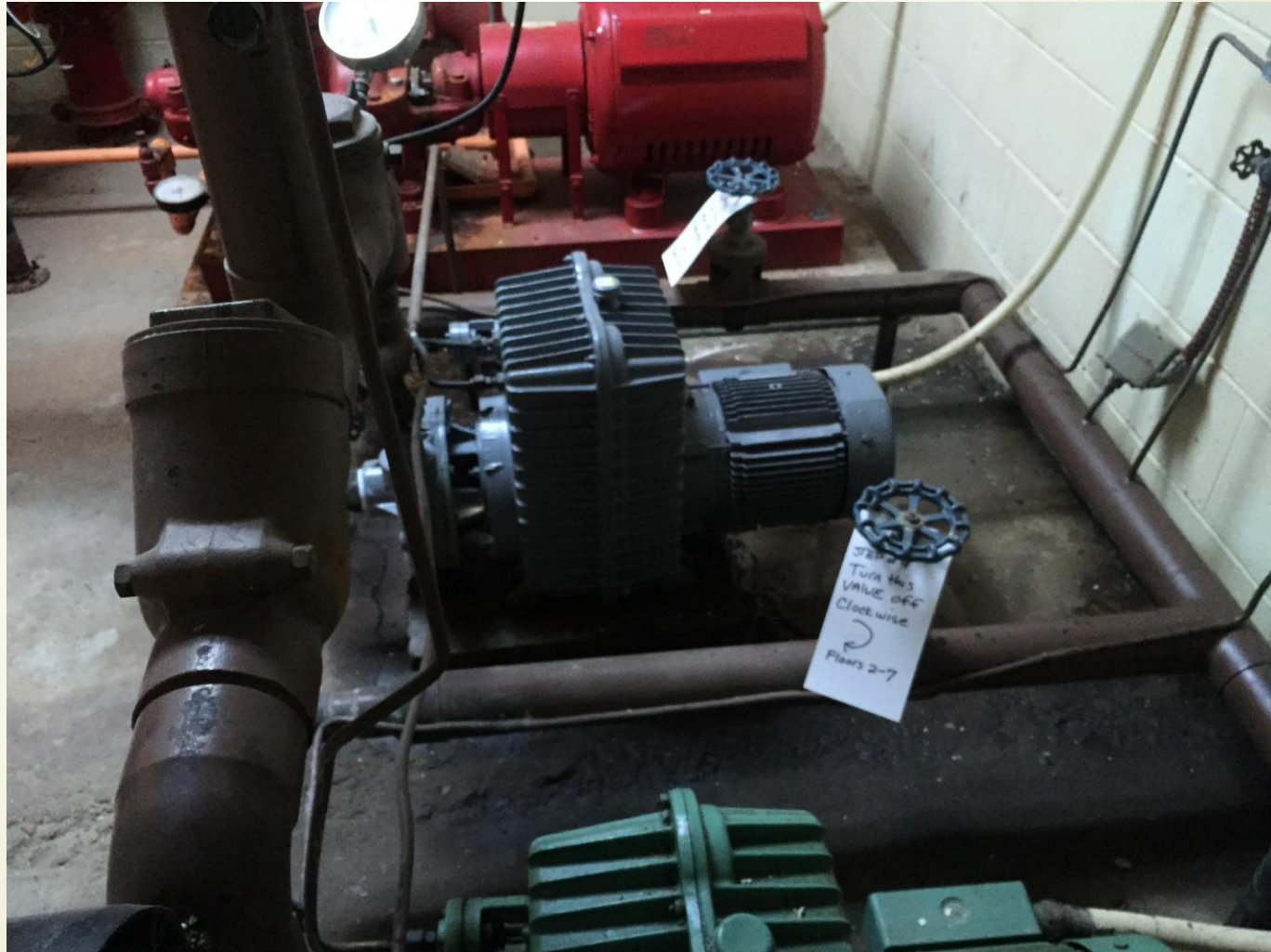
Looking Down—Under the Door Sill--- Gap between Concrete and Wood is another Source of Leaks



Murray Ave Terrace Doors with Water-Proofing



Rebuilt Domestic Water Pump (need one more)



New Treads on Loading Dock Ramp



New Security on Back Door



New Insulation on Chill Water Pipes



New Shower at Pool





Other Projects completed this year

- Replace window sash
 - Spring cleaning
 - Uniforms for staff
 - Created new financial reports using Quickbooks
 - Partial financial audit
- 

FUTURE PROJECTS: Pool & Surround Need to be Resurfaced



Pool Fence Needs Repair/Replace



Wood Outside Windows Needs Repair or Replacement

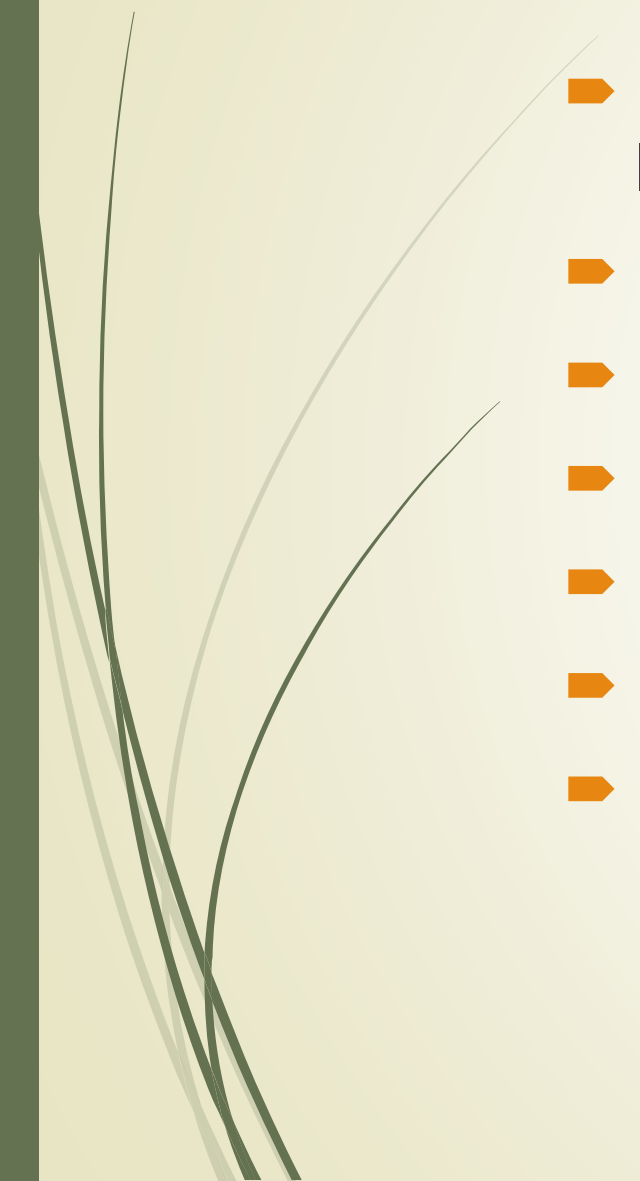


Chandelier Needs to be Rewired/Replaced



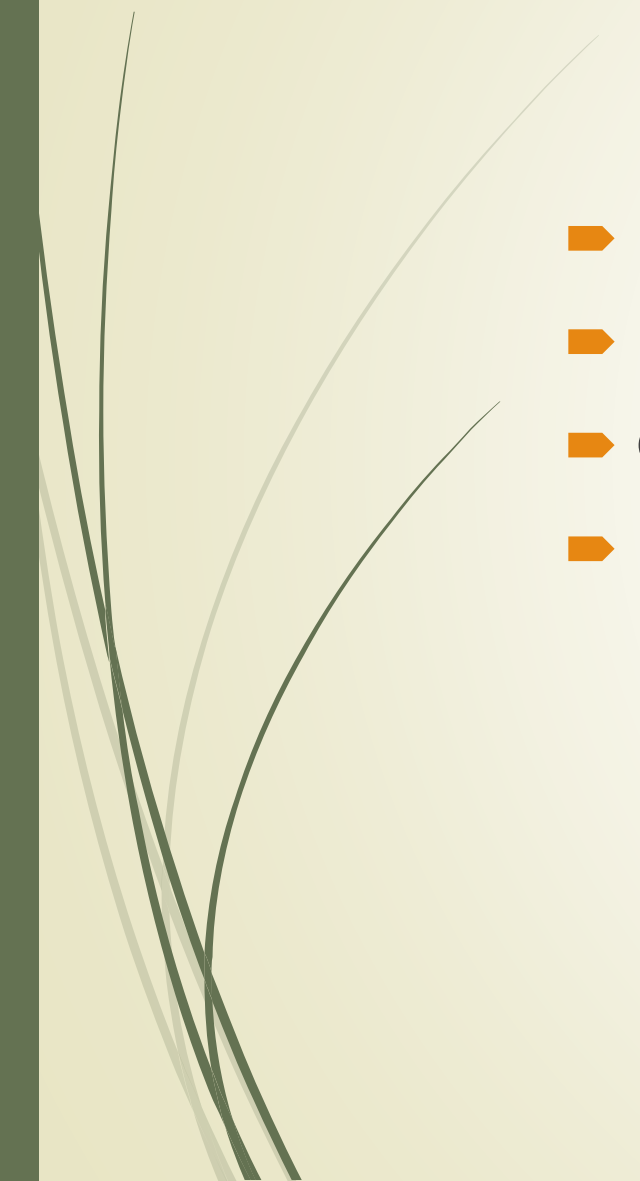


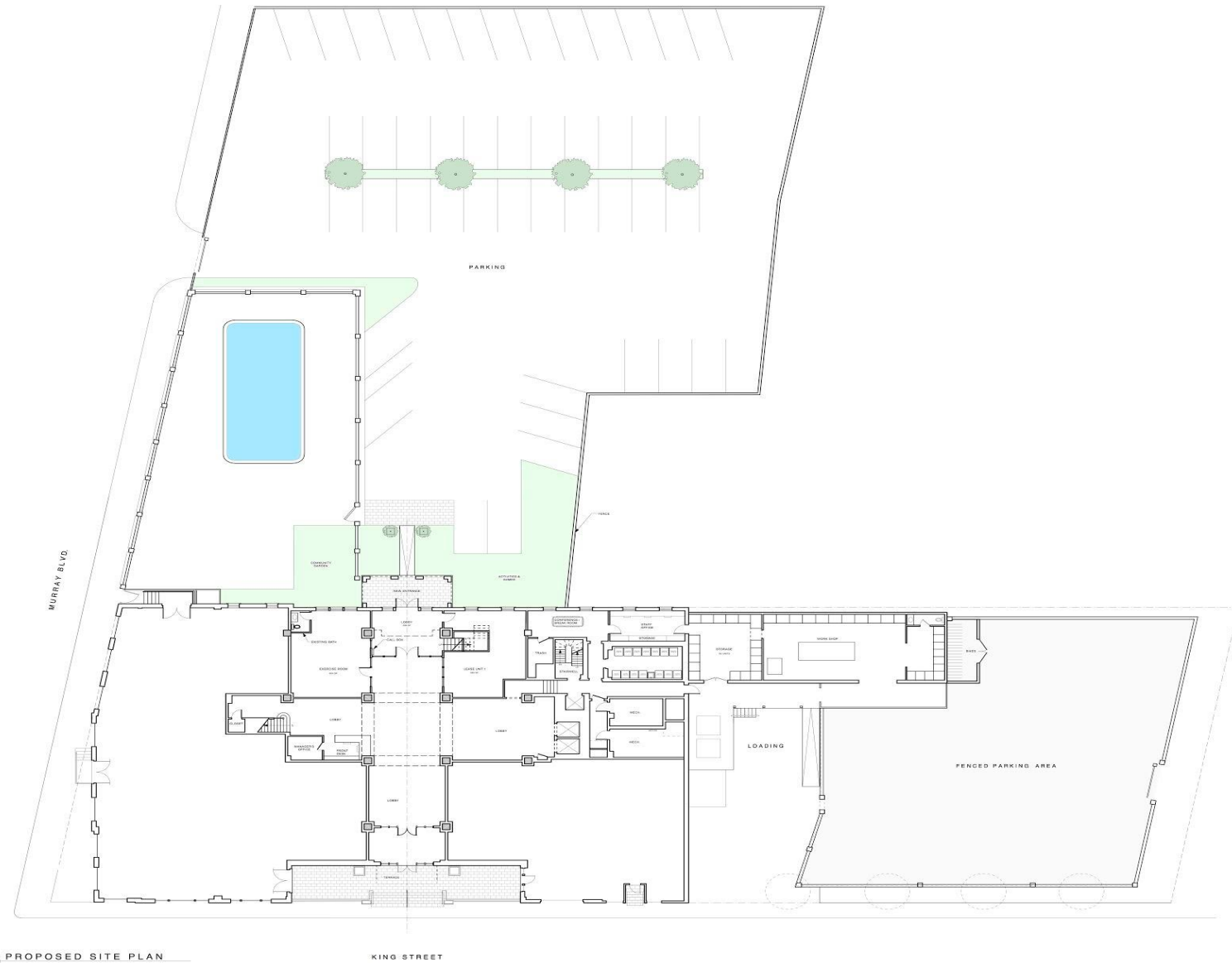
Other Future Projects

- 
- Repair and replaster ceilings and walls damaged by leaks
 - Paint wainscot, walls, halls, stairwells
 - Digital meters
 - Light pole and shade for pool
 - Pool furniture
 - Resurface top roof
 - Recoat stucco outer walls of building



Future Enhancements

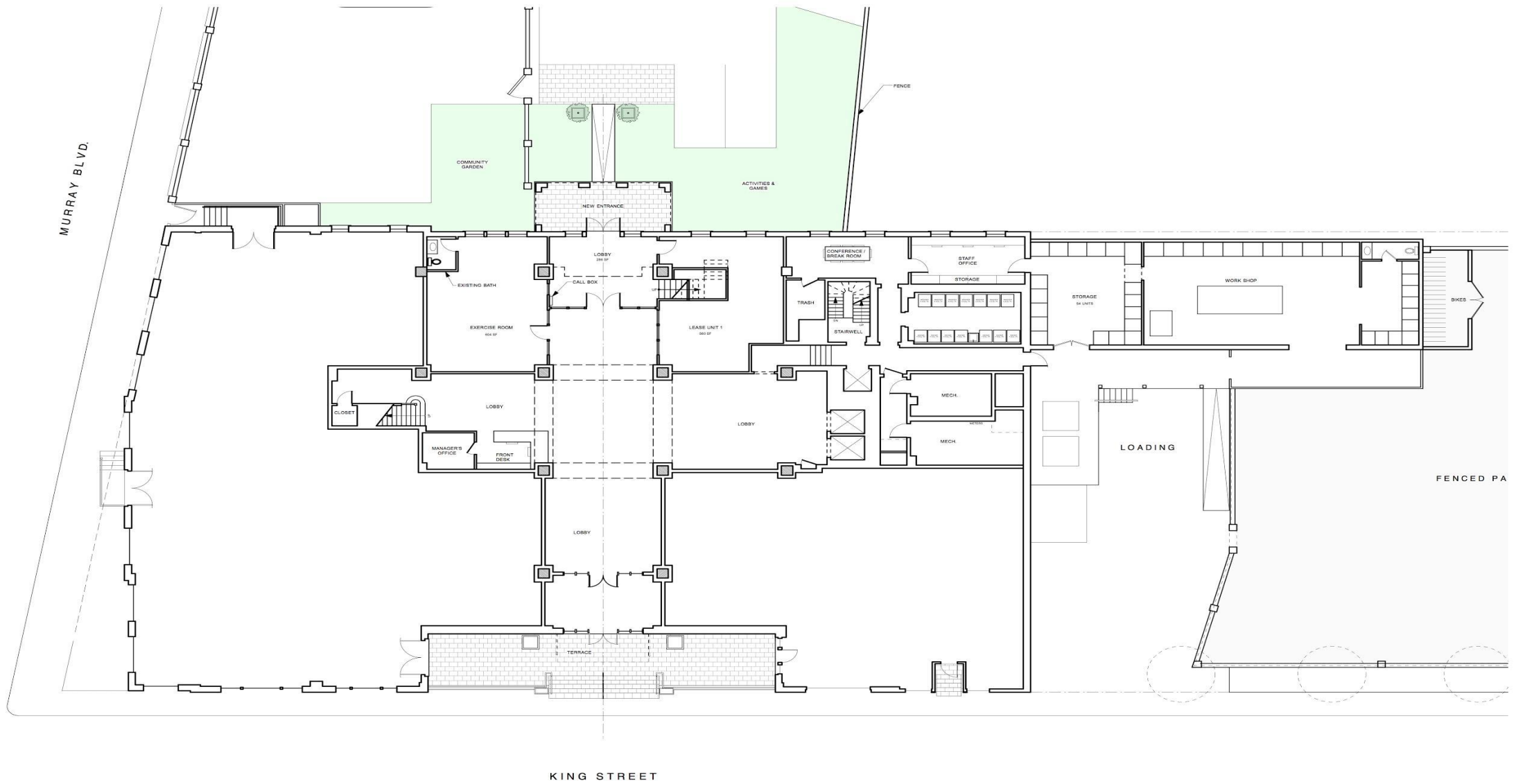
- ▶ Resurface and landscape parking lots
 - ▶ New fence from pool to end of property with gate
 - ▶ Gate for S. Battery parking lot
 - ▶ Enlarge and enhance workout room
- 



AREA CALCULATIONS
 TOTAL AREA: 1,000,000 SQ. FT.
 GROSS FLOOR AREA: 1,000,000 SQ. FT.
 NET FLOOR AREA: 1,000,000 SQ. FT.
 GROUND COVER: 1,000,000 SQ. FT.
 TOTAL AREA: 1,000,000 SQ. FT.

PROPOSED SITE PLAN

KING STREET



PROPOSED SITE PLAN

[illegible][illegible]

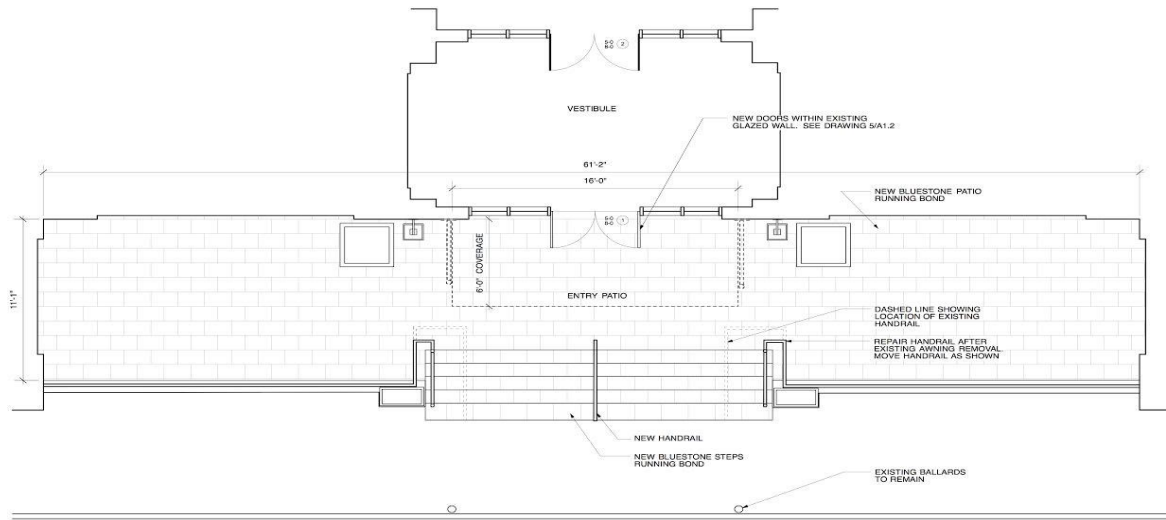
FLOOR PLAN - SECOND FLOOR

Rooms and Dimensions:

- LEASE UNIT 1: 410 SF
- LEASE UNIT 2: 470 SF
- LEASE UNIT 3: 410 SF
- LOBBY
- LOBBY BELOW
- LOBBY (multiple areas)
- MANAGER'S OFFICE
- FRONT DESK
- CONFERENCE / BREAK ROOM
- STAFF OFFICE
- STORAGE
- WORK SHOP
- LOADING
- FENCED PARKING
- MECH.
- MECH.
- STAIRWELL
- TRASH
- MEZZANINE
- RAIL OPEN TO BELOW
- CALL BOX
- CLOSET
- TERRACE

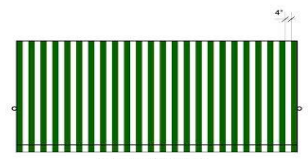
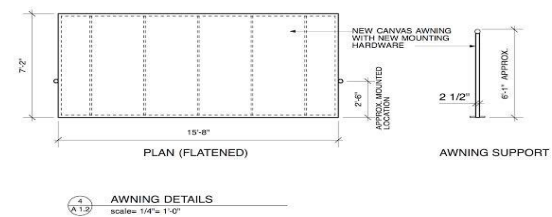
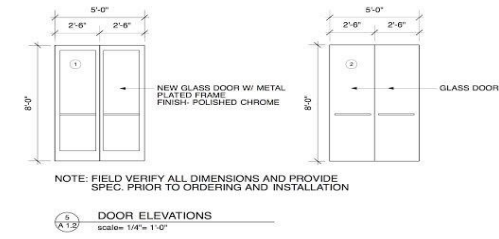
Other Features:

- MURRAY BLVD.
- BIKES
- STAIRS
- DOORS
- Windows
- Partitions
- Reception Counter
- Reception Desk
- Reception Area
- Reception Office
- Reception Room
- Reception Hallway
- Reception Staircase
- Reception Elevator
- Reception Lobby
- Reception Mezzanine
- Reception Stairwell
- Reception Trash
- Reception Staff Office
- Reception Storage
- Reception Work Shop
- Reception Loading
- Reception Fenced Parking
- Reception Mech.
- Reception Stairwell
- Reception Trash
- Reception Staff Office
- Reception Storage
- Reception Work Shop
- Reception Loading
- Reception Fenced Parking
- Reception Mech.

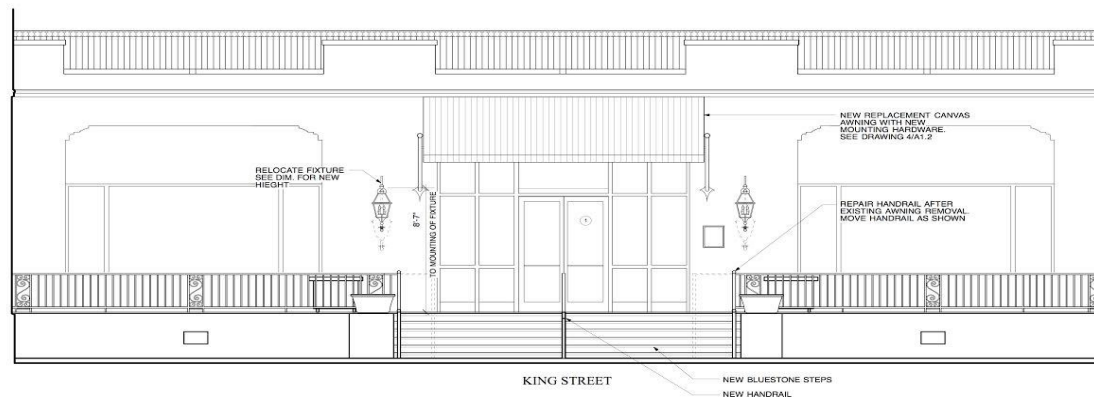


FORT SUMTER HOUSE EAST ENTRY
PROPOSED PLAN
scale= 1/4"= 1'-0"

KING STREET

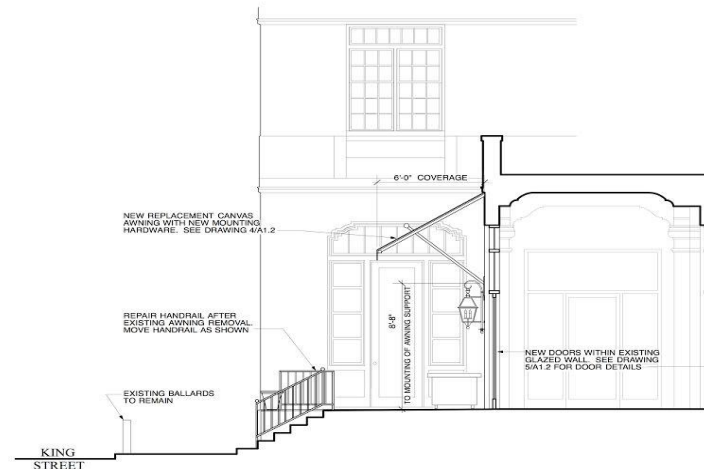


CANVAS PATTERN



FORT SUMTER HOUSE EAST ELEVATION
PROPOSED AWNING ADDITION
scale= 1/4"= 1'-0"

KING STREET



PROPOSED AWNING SECTION
scale= 1/4"= 1'-0"

KING STREET



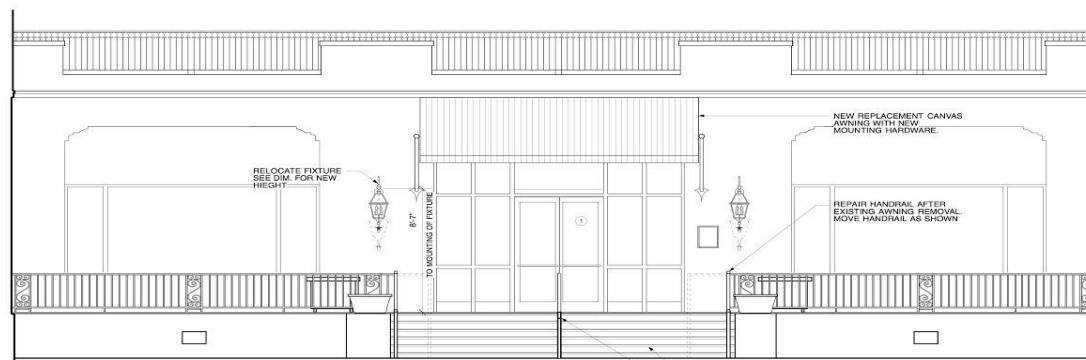
CURRENT PHOTOGRAPH



HISTORICAL PHOTOGRAPHS



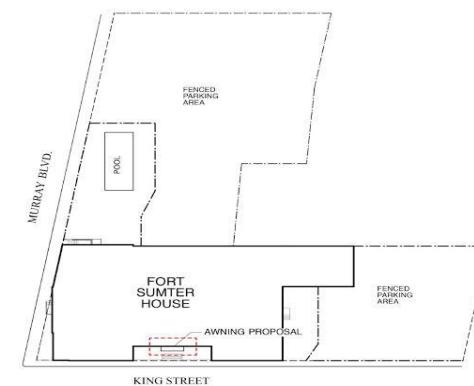
PROPOSED FORT SUMTER HOUSE
EAST ELEVATION RENDERING



KING STREET

NEW BLUESTONE STEPS
NEW HANDRAIL

FORT SUMTER HOUSE EAST ELEVATION
PROPOSED AWNING ADDITION
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1" = 50'

