

We have indeed had extremely cold weather in Ocean City and therefore have taken measures to be sure that we avoid any frozen pipes and water leaks as can happen with this weather. You might remember that we had a very serious issue about 12 years ago when a sprinkler pipe froze and ruptured and damaged 6 condo units in the D Building. At that time we took action to improve insulation in the attics of the buildings.

We have inspected the buildings and we have found one small fire sprinkler leak in the C Building and had it repaired quickly with no damage. We also took the additional steps to have Fire Protection Services (our sprinkler service provider) inspect the sprinklers in all buildings so that we can be sure that the extra insulation we added in the attics several years ago is doing the job to protect the water pipes. The insulation was deemed as acceptable but we also took the extra step of draining the fire sprinkler pipes until this cold snap is over. The one small leak was where the insulation had not covered one section of pipe. We will re-inspect the insulation in all four buildings as soon as this cold snap is over (a few days) and turn the water back on. The fire alarms are still operational and the Fire Department is aware of the situation as this is apparently a standard way of dealing with cold and potential leaks. Overall, we are in good shape in this situation at the moment. Unfortunately, there have been other associations in the area that have had serious water leaks in this cold snap but BayWatch III is in good shape on this occasion. Let's hope that it stays that way.

As always, it is prudent to check your condo on a regular basis, so that problems do not go unnoticed.

Thanks.

Your BayWatch III Board of Directors