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REPLY TO: **Minnesota Office**

June 3, 2020

SENT VIA EMAIL

Southcross Village Condominium Association, Inc.
C/O Sharper Management
Attn: Natalie Martynow
10340 Viking Dr., Suite 105
Eden Prairie, MN 55344
natalie@sharpermanagement.com

Re: Southcross Village Condominiums
Insurer: Country Mutual Insurance Company/MiddleOak
Date of Loss: July 18, 2019
Claim No.: 12A00450
Sedgewick File No.: MPS19043490
Our File No.: SHAR-0025B

Dear Ms. Martynow and Board:

We are writing to provide you a status update of this ongoing claim. As you know, the pandemic has caused some delays to no fault of your own, your insurance company, or your contractor. Unfortunately, yours is one of many insurance disputes that is "stuck" in limbo in light of pandemic restrictions. The appraisal panel is currently trying to reschedule the date of appraisal, and they are narrowing down dates for what looks like end of June or the first part of July.

In the meantime, a question arose over whether the work can begin. Generally, we advise against that until an appraisal is completed. However, the disputed part of your claim in this matter only relates to the availability of matching materials for siding repairs on a few buildings (1829, 1905, 1913, 1925, and 1933). The roofs are not in dispute and can and should begin as soon as scheduling allows. For the siding, the primary question is whether siding from other buildings can be "harvested" or taken off of existing buildings to repair siding on those few buildings. Therefore, the siding work on the buildings not in dispute can technically begin but the few buildings in dispute should be preserved for the pending appraisal. Logistically, it could make sense to await the start of the siding project until after the appraisal to do all the siding together, but we would defer that decision to the Board and contractor. The roofing work can begin, but if you want to start the siding repairs, please let

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us know as we will want to loop the insurance company. They may want to preserve the siding for inspection at the appraisal.

We should have the new appraisal date soon, and we will notify you when that rescheduled date is confirmed. Please let us know if you have any questions in the meantime.

Very truly yours,

SMITH JADIN JOHNSON, PLLC

A handwritten signature in black ink that reads "Timothy D. Johnson". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Timothy D. Johnson
Attorney at Law

TDJ/are