

e-Blast 1-5-2023

The next planning phase in the recovery effort is to replace the broken windows and sliding glass doors. The county is requiring the replacement windows and doors to be up to current code. The choices are replacing with a glass window and adding shutters or replacing with hurricane impact windows. Citizens will be paying for the glass window replacement. The homeowner is responsible for paying for shutters or the upgrade to an impact window. In our Citizen's policy there is a matching clause that applies. If a window in a building is broken or missing, all the windows on that elevation will get replaced. For example, if one window on the top floor of the front side of a building is broken, all windows on that elevation for that building will be replaced.

The Board feels that a better option is going with impact windows for several reasons. The cost between shutters and upgrade to impact is expected to be close. It is better for the association if a hurricane is approaching that no further action needs to be taken by the homeowners since you have impact windows in place. Not only will it protect your home in the event of a hurricane, but it would also be more aesthetically pleasing to have windows with no shutters. Some added benefits of hurricane windows are energy efficiency and noise reduction.

The board has received several bids for impact window and door replacement. Martin from ADU has recommended ES impact windows and doors. Martin said they are a good quality impact product. In an effort to keep the cost down while still getting a quality product, the Board has decided to go with Martin's recommendation. ES Windows line of impact resistant doors and windows was designed specifically to exceed and meet the most stringent building code requirements which are in Miami Dade County, Florida. ADU is working on an estimate of the cost difference. Our annual meeting will be held on February 17th. This item will be up for vote. In order to pass we need 75 percent of the membership to approve. The board is hoping for support on this from all of the homeowners so that we can move forward with ordering windows. More information will be forthcoming via E-Blast.