

September 17, 2016

One of the main concerns of the board has been minimizing storm damage to the lower levels. In 2013 it passed a resolution allowing owners to install and maintain storm barriers to prevent water from entering through the sliding glass doors. The details can be found by reviewing #7, Page 7, of the Rules and Regulations. Barriers are defined as follows:

"Hard" Barriers--are defined as those barriers which are semi-permanent in nature. Prior to installation, any design must be approved by the board.

"Soft" Barriers-- are defined as removable plastic sheath and sand bags. No prior board approval is necessary for putting them in place.

"Hard" or "Soft" barriers cannot be installed before the second week in September or if there is a real threat of earlier flooding from weather conditions. All barriers must be removed by April 1.

As a result of owners concerns of the possible need for rapid placement of the barriers, they can now be stored flat on your lower lanai deck touching the privacy fence. Under no circumstances can barriers be stored in an upright position.

"Hard" Barriers CANNOT be stored on the privacy fences. This will cause premature failure of the fence. Even with the barrier supported on the floor, the fences were not designed to withstand the pressure created when the wind catches the barrier.

Before the board Makes arrangements for a storage rack for the barriers behind the meeting house, those owners still interested in storing their barriers behind the meeting house must contact the board by October 1 to so state. After October 1 there will be no more opportunity to store the barrier behind the meeting house.

INSTALLATION, MAINTENANCE, CHOICE OF CONTRACTOR, AND COST OF A STORM BARRIER ARE THE SOLE RESPONSIBILITIES OF THE UNIT OWNER AND NOT THE ASSOCIATION.

Failure to comply with the above rules will result in the levying of fines as described in the Rules and Regulations located on our website.

The Board of Managers