

There is a light at the end of the tunnel ... our current projects have a foreseeable end!

The roof is nearing completion and therefore the contractors for the 3rd floor rebuild/repair will be arriving with their equipment very shortly. Below you will find the tentative schedule. Please understand that engineers and county inspectors will be overseeing the project and may cause delays. The weather may also delay the timeline. We will provide updates if necessary. Parking will be affected and once again we ask for your patience and cooperation.

- 5/31/23 Deeded parking spaces and resident parking against the Floramar wall on the east side will need to be vacated
 - First two weeks of June: Scaffolding and debris netting will be erected on the east side for your safety. Dumpsters and construction material will be delivered.
 - Mid June: All 3rd floor east side residents will need to vacate their unit for approximately 2 months. 2nd floor residents will be able to remain in their units
 - Mid June – mid Aug.: east side deconstruction and reconstruction of the 3rd floor walkway. During this time frame there will be absolutely no entry to 3rd floor east units.
 - Early Aug – Upon completion of concrete pour, scaffolding and debris netting will be relocated to the west side. East side car park will then reopen.
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- Early Aug - Deeded parking spaces and resident parking against the Floramar wall on the west side will need to be vacated
 - First two weeks of Aug: Scaffolding and debris netting will be erected on the west side for your safety.
 - Mid Aug: All 3rd floor west side residents will need to vacate their unit for approximately 6-8 weeks. 2nd floor residents will be able to remain in their units
 - Mid Aug – mid Oct.: west side deconstruction and reconstruction of the 3rd floor walkway. During this time frame there will be absolutely no entry to 3rd floor west units.
 - Mid Oct. – Estimated completion
 - Painting of the 2nd and 3rd floor will follow completion of the walkway reconstruction project
 - Final paint inspection for the entire building

From 6/1/23 to the completion of the project, we are only allowing one vehicle per licensed resident, maximum two per unit. All additional vehicles must be parked off site. If you have a deeded spot that is not being used and is not in the construction area, we ask that you allow us to utilize the spot for general parking. Please contact either Andrew or Anita if you can accommodate this request.

Housing accommodations for 3rd floor residents

We need to know who on the 3rd floor needs housing during the times listed above. If at all possible we ask that you utilize family, friends, etc to reduce the costs to the association. A few owners have advised that we can house residents in their units during construction. Please let us know if you would be interested in allowing us to use your furnished unit for all or one leg of the project. A fair market value rent will be paid.

Please contact Andrew andrewg@ameritechmail.com or Anita ronkaptron@aol.com

We appreciate and thank you for your patience during the projects. To date, the board's efforts have addressed safety issues, insurance concerns, and structural integrity. Upon completion of this project, we will be scheduling the structural integrity reserve study (SIRS) and the milestone inspection. By addressing these issues, we believe we have reduced our likelihood of a phase two inspection under the new FL condo laws and extended the life of major reserve items, reducing the future amount that must be contributed to these reserves.

Thank you and regards

The Castle Council