

Condo Association #16 Town Hall

Date: April 30 2025 @ 10Am

Place: Boca Clubhouse

Agenda: Contractor Presentation- repair/replacement of garage door, front door and sliders.

Discussion: residents were provided with 2 handouts regarding entry door project and projected costs in person at the meeting and via email.

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Hank: White Box\$ not spent and will be returned to owners when all Residents White box units are completed. Those funds can be used for door replacement should cost be in excess of insurance allotments. Money can be moved around.

All residents will have to sign docs to record what options they choose. If they do not replace no they cannot claim loss on future insurance claims.

Update on White Box completion is currently at 13units.

Insurance \$ for garage doors , entry doors and sliders were built from the ground up but low balled. When redone by dragon estimates we hit our insurance limits so we could not upgrade the cost resinbursement- but money can be used form other allocated areas not used.

Priority: Any doors that currently not functional will be attended to first regarding replacement.

Each resident will receive an assessment regarding their personal needs for repair and replacemnt. Session will be done with Dragon at which he will review product options; cost; insurance allocations and any extra cost. Residents will have all info prior to the meeting and they are available for phone conferences as well. Whole project time 4-5 weeks for sliders. Process based on availability of owners to make decisions with contractors. Suppliers are local and installation crews are ....

Dragon presentation:

Product options for front doors with side light glass, frosted and full light glass.

100% Full not limited Life time warranties for full replacements not for repair options only for replacement in writing.

Watertight but not water proof

Some units will have challenges regarding lanai door replacements due to age of unit and missing roof materials.

Hurricane and impact for wind.

Insulated fiber glass

Eastern Archetectual –Flolda based company. .

Window tint available.

French doors will be priced for insulation per opening.

Garage doors: Some are insulated and can't be warranted due to mold from water seeped into the insulation. Some doors will just have the lower 2 panels replacement and again not warranties.

Meeting ended at 11:04