MILESTONE INSPECTIONS

6/26/2025: SEE NEW INFORMATION THROUGHOUT

Current updates on the Milestone Inspection can be found at www.huntingtonlakessection4.com. Residents that have not gotten access to the website should email HL4website@gmail.com immediately.

The construction contract was signed March 24, 2025. The start date will be mid-July, 2025 (about) with buildings staging one month after the other. 32-29, then 33-36.

CONTRACTOR

Our contractor is W&T Construction. The Owner Liaison and window replacement contact is Jodi Swann-Rose jodi@wtconstruct.com Jodi will be contacting all owners as the buildings are staged for a survey of physical conditions, allergies, pets, keys, porches cleared, emergency information, etc. As the liaison, her role is as follows:

1. Communication Facilitation – Ensuring clear and timely exchanges between the homeowner and contractor about project expectations, changes, and concerns.
2. Project Oversight – Monitoring progress, ensuring deadlines are met, and addressing any delays or issues.
3. Quality Control – Verifying that work meets agreed-upon standards and specifications.
4. Problem-Solving & Conflict Resolution – Addressing disputes, misunderstandings, or concerns that arise during the project.
5. Assistance with pricing, billing, contracting and installation of all replacement window products (both GOTTA and WANNA)

See QUESTIONNAIRE posted on website.

REPLACMENT WINDOW PRICING

The following grid is the cost of replacement windows. There are two kinds:

GOTTA replace – you have a non-functioning window that requires replacement to pass inspection (usually a jalousie/awning window) because it cannot be repaired and reinstalled. You are responsible for the cost of the replacement window, (the WINDOW column) and Huntington Lakes Section IV will pay the installation. You will write a check to Huntington Lakes Section IV for the cost of the WINDOW.

WANNA replace – you are thinking that as long as things are in a tizzy, and you're getting a great big discount, why not replace some of your old windows with new hurricane windows. You are responsible for the cost of the window and labor (the last TOTAL column). You will contract directly with W&T Contractors to do this work under their terms and pay them direct.

BROKEN PANES - If window panes are broken or missing you are responsible for the ***entire cost*** because you did not repair it (as required) when it broke. Broken windows MUST be repaired to pass inspection. You will contract directly with W&T Contractors to do this work under their terms and pay them direct.

HL4 REPLACEMENT WINDOW PRICING

North Side 33-36				WINDOW	INSTALL	TOTAL*
		All measure H x W				
SH (end units)	26 x 48	Bath	Bronze	$369.69	$147.88	$517.57
HR (end units)	61 x 49	Master BR	Bronze	$694.60	$277.84	$972.44
HR (end units)	61 x 37	2nd BR	Bronze	$513.03	$205.21	$718.24
HR Front	49 x 49	Kitchen	Bronze	$572.41	$228.96	$801.37
HR Front (no end)	46 x 73	2nd BR	Bronze	$740.98	$296.39	$1,037.37
SGD (full)	80 x 96	Living	Bronze	$2922.27	$1168.91	$4,091.18
SGD (full) Estimated Pricing	80 Custom x 72 sizes	Master BR	Bronze	$2447.06	$978.82	$3,425.88
Window Wall Custom	Must include firewall at the top. 1st floor needs exterior exit capabilities.					

South Side 29-32				WINDOW	INSTALL	TOTAL*
SH (end units)	63 x 37	Bath	Bronze	$542.19	$216.88	$759.07
SH (end units)	63 x 37	Master BR	Bronze	$542.19	$216.88	$759.07
SH (end units)	63 x 37	Rear BR	Bronze	$542.19	$216.88	$759.07
SH (awning)	63 x 37	Master BR	Bronze	$542.19	$216.88	$759.07
SH (awning) **	63 x 37	any area	Bronze	$542.19	**	$542.19
HR Front	49 x 49	Kitchen	Bronze	$572.41	$228.96	$801.37
HR Front (no end)	46 x 73	2nd BR	Bronze	$740.98	$296.39	$1,037.37
SGD (full)	80 x 96	Living	Bronze	$2922.27	$1168.91	$4,091.18
SGD (full) Estimated Pricing	80 Custom x 72 sizes	Master BR	Bronze	$2447.06	$978.82	$3,425.88
Window Wall Custom	Must include firewall at the top. 1st floor needs exterior exit capabilities.					

* WANT to replace pricing includes permit, and cost of removal, installation, and window product. It does not include additional work that may be needed on framing or sills. The owner will contract with W&T Construction for this work.

** GOTTA replace window pricing: This is a jalousie window or a window with broken or missing glass identified by the engineer or contractor as one that cannot be repaired and re-installed. Huntington Lakes IV will pay for the permit, removal and installation under the Milestone contract and reasonable additional work required on frames or sills that is not due to owner negligence. The owner is required to pay Huntington Lakes Section IV for this window and must pay in advance of installation.

*** Measurements are from outside, top to bottom, side to side. SGD are interior, largest height.

SH - Single Hung (opens up and down)
HR - Horizontal Roller (opens side to side)
SGD - Sliding Glass Door (Total assembly, includes 2 doors)

MILSTONE REPAIR WORK

The contract with W&T Construction is signed. Permits are close to being issued.

Work is expected to start as follows (these are ALL VERY APPROXIMATE and contingent on permits and weather)

Building 32	July, 2025
Building 31	August, 2025
Building 30	September, 2025
Building 29	October, 2025
Building 33	November, 2025
Building 34	December, 2025
Building 35	January, 2026
Building 36	February, 2026
Punch List	March, 2026
COMPLETION	April, 2026

Emails will be sent to owners
1) when staging is expected to begin so porches can be cleared
2) when a stack has been completed and you can replace your furniture or being tile replacement
3) when the building has been completed. Individual unit beginning and ending emails will NOT be sent.

TILE REPLACEMENT

After reviewing your unit inspection drawing, you may see HT – Hollow Tile with a number of square feet. That is the tile that will be removed from your porch to review the condition of the concrete below. Once repaired, the concrete will be returned to a smooth and level condition ready to retile. The homeowner is responsible for replacing their tile. There are several choices

1. Replace the missing tile with extra tiles you have on hand or can find to buy
2. Remove the balance of the tile and leave the concrete bare and sealed (sealing is required) or
3. Remove all tile and retile the surface with new tile that you choose

The association has selected a tile repair and replacement company that will be available to you at a significant service discount. That company is APR Builders and Restoration 3255 NW 94th Ave. Coral Springs, FL 33075. The representative/owner is William VanHelden billyapr@gmail.com

They will provide sample tiles, install your tiles, and you can arrange with them to pick up new tiles you choose elsewhere. They will begin tile repairs and replacement as the repairs to each building progresses so you have the least disruption and can put back your porch furniture.

Email HL4Milestone@gmail.com if you want on the list to be called to make an appointment. We have already given William the names of those who have asked to be contacted.

SPECIAL ASSESSMENT

The association has been approved for a non-revolving Line of Credit with Valley National Bank for $2,500,000 which includes the origination fee, the swing stage scaffolding cost, the base contract, 30% for change orders, 20% for engineering fees, and 30% for work in uninspected units. The Board passed a motion during the May 2025 Board meeting to approve the Line of Credit and add a Special Assessment to repay the loan. Payment of the first quarterly Special Assessment of $359.04 is due in July 2025 for all homeowners. If you use coupons for your regular quarterly payment, a new coupon book has been sent for the Special Assessment. You can send both coupons and both checks in the same envelope. The account numbers should be on each check. Payments may be made

1. by mailing a check with a coupon
2. by setting up BillPay at YOUR bank where your bank pays using the information on the coupon book (two different account numbers)
3. by using the Seacrest Vantaca automatic payment system to pay either or both of your assessments. It is a simple process to set up. Call Seacrest at 888-828-6464 for assistance.

RESIDENT REQUIREMENTS

Residents should immediately check to see what repairs your unit needs. If you do not have your unit schematic email hl4milestone@gmail.com and review. If your unit shows any area as "not inspected" be prepared to act as if it needs to have work done. Even units shown NOT needing work may need work if the adjacent unit's issues travel along walls or floors.

PREPARING YOUR UNIT:

Cover your furniture. Turn off your A/C unit and dehumidifier on construction days to keep dust out of the ducts. (If you are a snowbird, you will get an email early enough to tell your house sitter)

Many of these can also be purchased from Home Depot.

a. Full-time residents should decide whether to remove valuables, including cash, jewelry, artwork, tchotchkes, and important papers, during the 2-3 days of construction
b. Prepare for jack hammers and loud noise and dust. You may sleep in your unit at night but may not want to be there in the daytime.
c. Consider covering your bed, couch, and electronics with plastic drop cloths if concrete work will be done. (overhead repairs, column repairs, hollow tile)
d. Determine where pets will be housed or contained during the construction of your unit or those around you.
e. **All unit owners must;**
    a. Provide their updated information to the building captain
    b. Provide the means to enter their unit in their absence
    c. Provide all information requested by the contractor's representative during the initial construction survey.
    d. When notified that construction will begin in their building stack, remove all furniture, art, and floor coverings from their porch and into the living/dining room and at least 3' away from all windows in all rooms
    e. Adios Moving Company will move items off the porch for $50 (as long as they can move 10 units at a time). Signup sheets are available in your lobbies and contracts are available from your building captains. Several dates will be offered based on the signup sheets. Homeowners will pay Adios directly with

Check, Zelle, or Cash. Send your request to be contacted to HL4milestone@gmail.com

f. Leave their car keys on the table if they are gone for more than 5 days.
g. All residents must remove thumb-locks from windows or anything else that prevents a window from fully opening.

f. **All snowbirds must do the following** in addition to the above:
    a. Leave their car keys on their table (this is always true)
    b. Provide the updated information of their house sitter or someone else that can be onsite within 1 hour if needed
    c. Decide if you want to remove valuables, cash, jewelry, artwork, tchotchkes, and important papers from the unit unless your house sitter is present during the construction work (at least 2 full days IN the unit).
    d. Before leaving, remove all furniture, art, and floor coverings from their porch and into the living/dining room and at least 3' away from all windows. Neither the contractor or the HOA will be responsible for goods they have to move, and you may be charged.

g. If your unit schematic shows "hollow tile", a portion of your tile will be removed. It will not be replaced. Start looking now for replacement tile or decide if you will be retiling the entire porch floor. That cost will be your responsibility. (SEE TILE SECTION ABOVE)
h. If you have valuable or expensive draperies, vertical blinds, Bahama shutters or other window coverings at your window wall (the rear) or above your interior sliders or windows and your construction schematic shows work being done to those openings – you may wish to have them removed and reinstalled yourself. The contractor will take the utmost care if they must be removed but ultimately is not responsible for any accidental damage that may occur.
i. WINDOWS: multiple windows need to be repaired (SEE WINDOW SECTION ABOVE)
j. WINDOW WALL Enclosures (Rear wall of Patio/Florida Room at the back of building, not interior sliders) – Sliding Glass Doors, Plexiglass, Knee-Walls with Plexi or Glass, etc. These enclosures were not part of the original construction and should have been permitted by the owner who installed them. If they need to be removed, they cannot be re-installed without a permit. We are working with the contractor and engineer to try and make that happen. If you have the permit, please supply the HOA with a copy. Search for your permit here:
    https://www.pbcgov.org/ePZB.Admin.WebSPA/#/Container/Permits_Inspections
    a. As with windows, if a window wall unit CANNOT be reinstalled due to deterioration of the product, frame, or tracks, the cost of replacement is the responsibility of the owner. The owner will need to contract and pay for that work separately, with a provider of their choice.
    b. SCREEN ENCLOSURES (existing or new replacements) were original construction. These will be re-installed under the construction contract.

IT IS IMPERATIVE TO REMEMBER: If an owner does not move their belongings out of the porch, and the contractor or someone hired by the condo association must do so, neither the contractor, the condo association nor the moving personnel will be responsible for any damages. While everyone will do their best, accidents happen, and some furniture or boxes may be in poor condition. The owner will also be charged THE PREVAILING RATE of any moving company hired by the association to do the work. If not paid, this charge could lead to a collection and lien process.

UNIT REPORTS

Here is an explanation of what each of the "initials" on the unit report means to your unit. If there is no "amount" or "quantity" there is no work. If the report says, "no access" or "cluttered", the engineer was not able to check your unit. It will be accessed before construction begins and assessed at that time for required work. Any items currently listed below can be found on the main reports available at www.hlsection4.com "Inspections and Milestone" tab, as well as the most current owner requirements on the main page.

Estimated Repairs: Interior repairs may include:

O - potential water intrusion or hollow area where shown, generally in the ceiling or above sliding glass doors. An opening will be made for inspection and repairs done. The area will be repaired, and the surface stucco will be replaced to look similar to the existing, but not painted
R - stress crack repair in the wall. Repairs will be done to the stucco and EFIS but not painted.
HT - tiles sound hollow when tapped. tiles will be removed and the underlying surface checked for deterioration or water. Surface will be repaired and leveled. Tiles will not be reinstalled or replaced.
C - generally exterior repairs on the columns holding up the porch. May require removal, storage and re-installation of the porch enclosures, sunshades, or shutters
EC - a new electrical box cover plate will be installed where it is missing
RS or **F** - rust spots or holes where abandoned screws or plant hangers used to be. Repairs will be done and the surface stucco replaced, but the surface will not painted.

Accessories:
doors and windows may be removed, checked for stability, leakage, and the deterioration of the frame and screws. Some will be removed to access columns, walls, or floors.

SGD - Sliding Glass Door, generally interior doors leading to the porch.
SE - the rear screen enclosure at the back of your porch. Many of these will be removed and replaced with new enclosures due to age and deterioration. You will not be charged.
W - if marked on the drawing, the window must be checked for leakage and signs of deterioration or rust in the frame holding the window in place. These may be horizontal (the front window), single hung (the up and down windows) or awning (the jalousie windows). If any window is in such poor condition that it cannot be re-installed the cost of replacement will be charged to the owner.
WW - Weather Wall - when your exterior porch enclosure or interior sliding glass door is removed overnight, a plywood wall will be installed in its place to protect your unit from bad weather and from construction dust and debris.
SH - sunshades or hurricane shutters removal and reinstallation after repairs are made to the walls.

The above warnings will be given repeatedly by email, in writing, via the contractor representative, via your building captain and posted on the website and in your elevator lobby.

PURSUANT TO SECTION 558.0035 OF THE 2020 FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF HEI, WT CONSTRUCTION, OR THE BOARD MEMBERS OR BUILDING CAPTAINS OF HUNTINGTON LAKES SECTION IV CONDO ASSOCIATION MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF OR RELATED TO THE MILESTONE REPAIRS AGREEMENTS OR CONTRACTS AND THE SERVICES PROVIDED.

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