MILESTONE CONCRETE REPAIRS UPDATE

MOBILIZATION TIMELINE

The following mobilization dates are in place. An email will be sent to each building as the dates are set in concrete (ha ha…get the joke?. Note there is a 3-week overlap between buildings. Watch for an email on moving your cars as the building catwalks are started.

Building 32 August 4 – September 26 - THIS IS A SET DATE.
Building 31 September 1 – October 24
Building 30 September 29 – November 4
Building 29 October 27 – December 19
Building 33 November 24 – January 16
Building 34 December 22 – February 13
Building 35 January 19 – March 13
Building 36 February 16 – April 10
Punch List April 10 – May 15
Final Completion Date May 30, 2026

Contractors WILL be working every day except major holidays and weekends. The construction schedule will be posted on the trailer. Work cannot be stopped for owners who are away from home or have company coming. Contractors will not "come back later". If you are not home, the building captain and/or a Board member will open your door. ALL units must be completed and inspected for the building and the project to be considered complete by Palm Beach County permitting.

Construction will begin in the "10" stack and proceed from 10 to 9, and eventually to 1. Work will start on the 4th floor and move to the 1st floor in each stack. Each unit will take approximately 1 – 1.5 days. EVEN if your unit does not show repair requirements, it will be inspected, reviewed, and may have support braces placed for work on the unit above. There are certain construction procedures that will require the owner to be absent from their unit for 1-3 hours for safety reasons. YOU WILL BE INFORMED if your unit is affected.

You MUST have your porch cleared immediately, and everything moved 3' away from all windows. Remove all thumb locks (extra screw on locks) from all windows.

Guest parking spaces at the tennis courts will be used for construction staging. Please park in the HLI Clubhouse overflow parking behind Building 36. A second opening will be installed in the tennis courts to access the court from the overflow parking area.

WINDOWS

Gotta Replace: Issue check for $542.19 payable to Huntington Lakes Section IV and drop it at 32-110 – DUE IMMEDIATELY – See email previously sent

Jodi Swann Rose can be contacted at jodi@wtconstruct.com She is both the contractor liaison and the replacement/new window coordinator. We have previously issued the window prices and the difference between GOTTA replace windows and WANNA replace windows. The GOTTA replace are most of the jalousie/awning windows. The cost of that window is $542.19 (no labor charge). You must pay for that window before installation so your unit is Milestone compliant. The WANNA replace windows are a contract between you and W&T Construction, and could be installed after your unit has been completed. NO new windows (wanna or gotta) will be installed unless a check is issued to Huntington Lakes Section IV OR you have a contract in place with W&T Construction. If a gotta replace window is removed and cannot be repaired, plywood will be in place until the window is installed.

REPLACEMENT TILE

Contract is between you and the tile company:

William Van Helden APR Builders Tile (754)-800-2137 billyapr@gmail.com

We have found a very reputable tile replacement company who will come in behind the contractors to repair, replace, or retile the porch as needed. I have given him a list of everyone who has expressed an interest. Tile replacement is the owner's responsibility and the contract is between you and him.

MOVING FURNITURE OFF/BACK ON THE PORCH

Make $50 check payable to Adios Moving, LLC and drop at 32-110

I will set up the next date (building 31 and move back building 32) for moving furniture out and back. You will be contacted as soon as we have that date set up. Again, it is $50 (out or back in) payable to Adios Moving, LLC. Drop the check and contract at 32-110. Your building captain has contracts. All porches must be fully cleared when the building mobilizes and everything at least 3' away from all windows.

WHAT NEEDS TO BE DONE IN MY UNIT

If you do not have a drawing of what needs to be done in your unit, email HL4milestone@gmail.com. It is also available at www.huntingtonlakessection4.com under the Milestone & Inspections tab.