

MILESTONE UPDATE - IMMEDIATE ACTION

TOWN HALL

With the contractor during the January 22 regularly scheduled Section IV Board Meeting - 9:30 am in the Theater. Please be prepared. Please try and submit your questions to hl4milestone@gmail.com beforehand and they will either be answered or presented to the contractors during the meeting. This is for information and clarification, not grievances.

HOMEOWNER QUESTIONS ANSWERED IN TRAILER

All work schedules will be posted on the trailer, and owner questions/issues addressed in person on Tuesday, Wednesday, and Thursday between 2:00 - 3:00 pm.

ALL BUILDINGS

The Milestone CURRENT CONSTRUCTION PHASE SCHEDULE has been updated and is available on the website www.huntingtonlakessection4.com

Building 32 Is very close to being completed with additional window inspections expected today. There is still exterior painting to complete, railing post pockets in the east staircase and windows in the 1 stack. When windows and painting are complete, the scaffolding will move to Building 31 - expect that next week. Building 30 is expected to start the end of January.

BUILDING 31 and BUILDING 30

ALL LANAIS MUST BE FULLY CLEARED IMMEDIATELY

All lanais are considered work zones the minute you are notified the building is staging. If you have hired the mover, I will let you know the date he will be there. If not, please get your porch/lanai cleared immediately. It doesn't matter whether or not your initial unit drawing showed work or not. Contractors and engineers will be starting inspections as soon as Friday, January 16 and work has already begun in some units.

If you are getting replacement windows, move furniture away from the window areas. They will be pulling your window out and need full access. The blinds on those windows will be coming off in the next 10 days with brown paper in their place. If you want to do it yourself - please remove them NOW.

WINDOW PRICING - WINDOW WALL INFORMATION

The new 2026 Window pricing has been received and has increased. Please check the website, or with jodi@wtconstruct.com for the new pricing. The Window Wall drawings have been approved by the engineer and you will be getting a call about an appointment if you have expressed interest. You can also email jodi@wtconstruct.com

UNIT ENTRY DURING THE MILESTONE CONSTRUCTION

The Milestone Inspection and repairs are mandated by the State of Florida and all homeowners must comply with the regulations and work that must be completed and inspected.

All units will be entered, and some will be entered multiple times. Efforts will be made to inform you of such entry, but there are many factors which go into maintenance and repairs of condominiums, so it is entirely possible the Board (acting on information from the contractors) cannot pin down exact dates until it comes closer to the time the contractor or employees are going to perform the work. The association does not have to book the work around the schedules of the owners. If you are notified, be up and dressed by 8 am in preparation. If work is delayed - you will have gotten a head start on your day.

DO I HAVE TO ALLOW ENTRY TO MY UNIT

A condo board has an irrevocable right to access units during reasonable hours for maintenance, repairs (especially of common elements or association-maintained parts), and to prevent damage, as defined in state law like Florida Statute 718.111(5), and owners must provide keys for these authorized entries, with consequences for refusal.

The law only requires the association to do entry during reasonable times, give you reasonable notice (and the definition of that is whatever a judge deems reasonable on a case by case basis) and have a legitimate purpose for entry.

In Florida condos, a "construction zone" within [limited common elements \(LCEs\)](#) refers to areas like balconies, patios, or assigned parking/storage units under repair, maintenance, or alteration, designated as such by the Condominium Declaration, with responsibility (Association or owner) and scope defined by the governing documents, requiring clear signage and restrictions for safety.

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