

MILESTONE UPDATE 1/25/2026

HOMEOWNER QUESTIONS ANSWERED IN TRAILER:

All work schedules will be posted on the trailer near building 31, and owner questions/issues addressed in person on Monday - Friday between 2:00 - 3:00 pm.

ALL BUILDINGS:

The Milestone CURRENT CONSTRUCTION PHASE SCHEDULE has been updated and is available on our website www.huntingtonlakessection4.com as well as on the trailer near Building 31.

Building 32 is very close to being completed with scaffolding coming down and moving to Building 31. There is still some exterior painting to complete, railing post pockets in the east staircase and windows in the 1 stack. When windows and painting are complete, the back will be power washed and all scaffolding will move to Building 31.

START DATE: Building 31 started 1/19/2025. Building 30 is scheduled for 1/26/2026
Building 29 is scheduled for March 8.

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. The mover has come and gone so it is your responsibility. **Please get your porch/lanai cleared immediately.** It doesn't matter whether or not your initial unit drawing showed work or not. I will get the mover in again to put things back and move Bldg 29 – Sign up and get your check payable to Adios Movers for \$50 to me if you have not already paid.

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. If you have a built-in, go the trailer to discuss the logistics.

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 or go to the trailer.

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. You do NOT HAVE TO BE HOME.

All units will be entered, and some will be entered multiple times. Efforts will be made by your building captain to inform you of such entry, but there are many factors which go into maintenance and repairs of condominiums, so it is entirely possible your Captain (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 Contractor 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 Florida Statute 718.111(5), and owners must provide keys for these authorized entries, with consequences for refusal.

The Florida statute 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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