

Engineering Advisory Group*

**Meeting Minutes — June 18, 2026

Attendees

- Dan Spoor — Owner, Unit 614
- John Potter — Owner, Unit 534
- Ed O'Donnell — Owner, Unit 423
- Alissa Williams — Treasurer, Board of Directors
- Thomas Gonzalez — Association Manager
- Alcenir Parise — Karins Engineering
- Hector Velazquez-Abreu — Karins Engineering

Discussion Summary

- **Temporary power:** FPL provided designs for temporary transformers. An on-site meeting with FPL is being scheduled for July 7–9, and Thomas is coordinating cost estimates.
- **Roof/foyer windows:** Roof windows over the foyers of Building 3 two-story condos may not be reinstalled. FCC quoted \$3,100 for standard replacement windows, and affected owners will be notified of replacement options, including impact-resistant windows.
- **Sliding glass doors:** The EAG requested that FCC reconsider reusing removed sliding glass doors where replacement parts may be available.
- **Renter communications:** A communication gap was identified for renters. Owners will be reminded that they are responsible for notifying renters of project requirements.
- **Garage waterproofing:** Material selection has been finalized, with a three-year warranty commitment. A test location is supported in Building 6 near the garage doors.
- **Shutters:** The EAG discussed shutter guard rail clearance requirements for balcony waterproofing and requested a coordination meeting to finalize the approach.
- **Project costs:** The EAG discussed the need to finalize tools and processes for tracking costs across contractors and producing monthly forecasts.

Decisions / Closed Items

- Glass specification finalized.
- Blue glass tint approved.

Action Items

Owner	Action
Thomas	Coordinate with FPL on temporary transformer cost estimates.
Alcenir	Notify affected owners about window replacement options using the Owner Impact form.
John	Recommend that FCC consider searching for replacement parts before replacing removed doors.
Thomas	Notify owners that they are responsible for communicating project requirements to renters.
Alcenir	Set up the shutter clearance coordination meeting with FCC, BCHS, Thomas, and Ed.
Hector / Alcenir	Finalize tools and process for monthly project cost forecasting.

Open Items

- Owner parking during the project — Thomas
- Board guidance on approach to non-standard common areas — Louise
- Preferred shutter location guidance — Ed
- Clubhouse window bids — Thomas
- Warranty coverage for sliders/windows — FCC

*Minutes Prepared by

Dan Spoor – Owner Unit 614

Louise Sartori Hery - Secretary Board of Directors

**A portion of this content was created with the assistance of generative AI