

Engineering Advisory Group*

****Meeting Minutes — June 25, 2026**

Attendees

Dan Spoor — Owner, Unit 614
John Potter — Owner, Unit 534
Ed O'Donnell — Owner, Unit 423
Mike Rossi — Owner, Unit 232
Alissa Williams — Treasurer, Board of Directors
Louise Hery — Secretary, Board of Directors
Thomas Gonzalez — Association Manager
Alcenir Parise — Karins Engineering

Weekly Status Updates – Provided by Ed O'Donnell

- FCC confirmed waterproofing of balconies with 1" clearance on shutter guards; documentation requested.
- FCC finalizing change order for sliding glass doors/windows.
- FPL on-site meeting scheduled for July 7-9.
- Garage waterproofing may have up to 3-year warranty; test in building 6.
- Owner concerns impacting project; EAG actions:
- Owners to communicate concerns to Thomas, not FCC.
- Support owner meeting to review project status and responsibilities.
- Consider FAQ email/posting for owners. **Responsibility: Alissa/Dan/Alcenir.**
- FCC (approve building exterior colors at Sherwin Williams. Responsibility Alex

Shutters

- Review of updated shutters decision flow chart was provided and approved by committee.
- EAG/Board to encourage owners to replace non-conforming/non-functioning shutters if no impact-resistant glass.
- Association to evaluate insurance liability for non-impact doors/windows without shutters.
Responsibility: Louise
- Determine impact and procedure on open permits by MLB Building official regarding shutters.
Responsibility: Louise.
- Discussed storing shutters for reuse.
- Guidance on preferred shutter installation locations provided.

Actions:

- Review condo docs on shutter replacement and cost recovery: **Responsibility: Louise/Dan.**
- Draft letters to owners not replacing shutters, advising on liability and approval. **Responsibility: Louise/Dan.**
- Provide EAG guidelines for shutter locations; **Responsibility: Ed.**
- Inform owners of preferred shutter locations: **Responsibility: Louise.**

Sliding Glass Doors/Windows Ordering

- Discussion regarding guidance to FCC to reduce owner/project impact by ordering devices early.
- FCC to establish sizes based on Owner Impact form.
- Option to replace fixed windows with impact-resistant windows or non-impact windows with shutters and cost variance discussed.

Actions:

- Notify FCC to use ordering process guidelines. **Responsibility: Dan.**
- Review with Seth (attorney) on cost and decision for impact glass in fixed windows.
Responsibility: Louise

Garage Flooding/Drain Pipes

- Association to pursue competitive bids for drainpipe repair/replacement in high-risk buildings.

Action:

- Pursue bids and provide to Board and EAG for review. **Responsibility: Thomas**

EV Charger

Address inspector concerns the potential EV charger installation violation. **Responsibility: Hector.**
Louise to review with attorney implementing guidelines and Rules & Regulations per Florida Statute 718.113.

Open Items (Not Discussed)

- Project costs: **Responsibility: Alcenir/Hector**
- Limited owner parking during restoration project impacting owners. **Responsibility: Thomas**
- Clubhouse window bids. Per condo docs, 3 bids required. **Responsibility: Thomas.**
- Warranties (FCC)
- Non-standard common areas Board guidance (Louise)

*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