



# Association Newsletter #15

## **Master Bedroom Window Replacement Special Newsletter**

As previously announced, there was a special meeting to discuss the master bedroom window replacement project on Friday, **January 29, 2016 at 10:00 a.m.** in the Community Room. This meeting was an informational meeting and was very well attended by approximately 50 unit owners. Chip Swann, owner of Gulf Coast Builders (GCB), presented a sample of the window replacement that is being considered. In addition, he presented and discussed a sample of a replacement sliding door that would be offered to unit owners on an optional basis. He also answered many questions from unit owners.

Unit owners are invited to visit GCB's showroom at 10821 Sunset Plaza Circle, Unit 302 (near Zoomer's) and to visit their web site at [www.gulfcoastbuildersinc.com](http://www.gulfcoastbuildersinc.com).

Following is the procedure that needs to be followed before we can move forward with this project.

1. Proxies will be mailed to unit owners. Please return ASAP. Once again, it is important that we obtain a quorum.
2. A meeting will be convened at which owners will vote to accept the recommended window replacement and assessment.
3. If approved, installation will begin October, 2016.

Following is the outline of the presentation made January 29, 2016.

## **Master Bedroom Window Special Meeting**

**Date: January 29, 2016 at 10:00am**

**Location: Boardwalk Caper Community Room**

### **Agenda:**

- **Introduce Committee Members**
- **Explain Committee Methodology**
- **Introduce Gulf Coast Builders(GCB) Owner & President - Charles(Chip) Swann**
- **Explain GCB's experience with Commercial & Condominium installations**
- **Show Window**
  - **Impact Resistant**
  - **Low E Laminated Glass - Virtually no heat transfer**
  - **Excellent Sound diffuser**
- **Other Window/Door Owner Options**
- **Proposed Schedule & Assessment**

### **Committee Members**

**Bill Walsh**

**John Bragg**

**Ken Gilbert**

**Steve Owens**

**Paul Embry (Annual Renter)**

## **Committee Methodology**

- **Interviewed 6 Vendors**
- **Four Window Manufacturers**
  - **Regency Plus**
  - **CGI**
  - **Eastern Architectural**
  - **PGT**
- **Received four bids**
- **Evaluation Criteria**
  - **Price**
  - **Time to complete estimate**
  - **Experience with Condo installations**
  - **Quality of Window**

## **Committee Selection**

- **Gulf Coast Builders, Inc.**  
**10821 Sunset Plaza Circle, Unit 302 (Near Zoomer's)**  
**Fort Myers, FL 33908**
- **PGT HR5510 with extruded screen**
  - **Impact Resistant**
  - **Low E Laminated Glass - Low heat and sound transfer**
  - **Meets latest wind codes - Introduced in May 2016**
- **Owner and President - Charles(Chip) Swann, Jessica Patti(Client Rep)**
  - **Show Window - Q&A of window SPECIFICATIONS**
  - **Other Window and door options**

## **Proposed Schedule**

- **Approve Assessment on 3/10/16 Board Meeting**
- **Contract with Gulf Coast Builders by 4/1/16**
- **Collect Assessment Money by 8/1/16**
- **Begin Installation by 10/1/16(estimated 12-16 week project)**

**Master Bedroom Window - PGT HR5510 with extruded screen**

## **Assessment Proposed**

**\$1935/Unit includes permits, tax, a contingency (5%), engineering specifications for all windows and doors and extruded screens for windows.**

## **Optional Bid:**

**End-Unit Windows – PGT Proview Single Hung window (series 5500)**

**26”x 76” - \$834/window**

**37”x 76” - \$1066/window**

**Permit Fee - \$150.00**

**Sliding Glass Doors –WinDoor, Inc. Aluminum Frame Series 7000 (Impact Resistant and Insulated Glass)**

**44”x 96” 4 panel, 2 track, by-pass, center-meet, OX – XO - \$6205 including permit fee**

**60”x 80” 2 panel, 3 track, by-pass, XO with standard screen - \$2846 including permit fee**

January 29, 2016

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