

STONEWOOD TOWERS PROCEDURE NO. 40

Subject: Hurricane Shutters

Purpose: To protect all Stonewood individual units from water and wind damage, especially in hurricane and other severe storms, and to aid in the prevention of water and wind damage to neighboring units, both adjacent and below.

Background: The 2004-2005 Board of Directors brought to the attention of The Policy and Procedure Committee that there has been some water and wind damage to several Stonewood Towers units during recent hurricane seasons. The damage appeared to be caused by water seepage from neighboring units. As a result of the Stonewood Owners Survey of 2005, the Board reported overwhelming interest by unit owners for support of the concept that all condo units have shutters to protect not only their unit but also that of their neighbor. In the 2006 Budget Summary, the 2005-2006 Board of Directors reiterated the need "to provide an Action Plan to assure shutters are on all Stonewood Towers units."

It is felt that the installation of hurricane shutters at the perimeter would help in alleviating water penetration under the sliding glass doors in that less water would be allowed to reach the balconies. This would reduce the chance that wind, which would also be blocked, would be able to blow the water in, around, and under the tracks and doors. This would help prevent damage to that unit and adjacent units.

Recommendation: Therefore, it is the unanimous recommendation of the Policy and Procedure Committee that it be mandatory that all units install hurricane shutters on the outer edge of their balconies at their own expense according to existing building and hurricane codes and Stonewood Procedure #19 adopted March 2003. See Procedure #19 – Hurricane Shutters Installation.

The Board should poll the owners for their vote on this issue, in accordance with Florida Statute 718.113(5)

Membership Voted and Approved at a duly held meeting on April 24, 2006. Shutters are to be installed by June 1, 2006.