

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

09-29-2017

For those who to celebrate Yom Kippuer, I wish you *Gemar Chatimah Tovah* and have an easy and safe fast.

Here are the more important stories we had this past and upcoming weeks:

Clubhouse Bathrooms – We have some great news. It appears that at times raising hell pays off. But before we share the news, here is a short recap of the entire issue. Early August, we discovered signs of mold in the utility closet in the women’s bathroom. We therefore called a mold remediation company by the name of The Wright Way Emergency Water Removal. They determined the source of the water causing the mold came from the air conditioning units located in the room adjacent to the bathroom. We therefore called Arctic Air Services, which later on confirmed Wright Way’s diagnostic. Arctic Air Services tech then repaired the air conditioning condensation line that caused the problem.

After the water source was eliminated, Wright Way started the water mitigation process. They sealed the men’s and women’s bathrooms as mold was discovered in both. They then removed all potential contaminated drywall and tile, and started to dry the room using commercial dehumidifiers. Following this, a mold inspection company, which performs air quality assessments (i.e. mold and allergen testing), inspected the bathrooms and later provided a detailed written report, which is called Mold Remediation Protocols. The next step was for the Wright Way to provide to the Association’s insurance carrier a mold remediation estimate based on this report and also provide a building repair estimate, which they did. Based on the Write Way estimates, the cost for performing these two tasks was close to \$70,000.

To make sense of this number, please consider this. The Mold Remediation Protocols calls for the removal of potential infected drywall and tile. While this does not sound too troublesome, consider this. In order to remove and replace infected drywall in the room, for example, where the air conditioning units are, a general contractor must take apart the air conditioning units, replace the drywall, and reinstall the air conditioning units back. Another issue to consider is the tile in the bathrooms. Once all infected tiles are removed, a general contractor will need to install new ones. The problem is that these tiles are over 15 years old and no longer available. This means we would need to replace **ALL** tiles on the floor and on the walls in order to match. Not an uncstly job when you take a moment to think about it.

That said, we promised some good news. Here it is! This week we were informed by the insurance carrier that they approved the entire amount. This means the Association can finally start the repair job! We immediately called the Wright Way and asked them to start the remediation process. We hope they will start sometime next week if not the following week at the latest. When they are done, we will be able to open the bathrooms. That said, the building repair portion may take a little bit longer because it involves more elaborate aspects such as tile selection. We know we said it before, but we are truly thankful for your patience and understanding on the matter.

Below are some pictures from the time the mold was discovered and following the water mitigation process.



Application – Relatives/Caregivers – The Board of Directors wish to remind all homeowners to please make sure their relatives and/or caregivers go through the application process once they are planning on becoming permanent residents. As explained by the Board of Directors during its last meeting, there are two main reasons why you are required to follow this formal registration. The first reason has to do with the Association’s 55+ status. In order to maintain it, the Association must comply with rules established by the U.S. Department of Housing and Urban Development (HUD). This means we must keep an accurate occupancy verification list. This registration verification list allows the Association to prove compliance with the applicable statutes, and maintain its status free from age discrimination lawsuits.

The second reason has to do with the people’s background. Requiring all applicants to go through a background check allows the Association to identify individual with backgrounds that may impact the safety of the Community. As we

came to learn, this is one of the most efficient tools the Association has to prevent offenders from living here thereby helping to increase the safety of the residents living within the Community.

Therefore, if you have a relative or a caregiver who moved in with you or who is planning on moving in with you, please make sure they go through the application process. We thank you in advance for your cooperation on this matter.

Hurricane Shutters – This coming Monday will mark the third week since Hurricane Irma has left our area. This means that hurricane shutters are no longer warranted at this time. For those who may not know, the Architectural Guidelines and Regulations, page 9, Article 14, Hurricane Protection of Windows and Lanais states that: “hurricane protections shall be removed within seven (7) days after the hurricane or storm threat is declared over.” Because it is now almost 21 days since the end of this unpleasant storm, we are urging all owners who still have their hurricane shutters on to please take them down.

Have a great and safe weekend.

Sincerely,

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