

## Eric Oto

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**From:** David Cockrum  
**Sent:** June 02, 2014 1:51 PM  
**To:** Eric Oto  
**Subject:** FW: A Waterside Communication "Windows & Sliding Glass Doors"

Eric,

Please see the below email on the Waterside Website.

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**From:** David Cockrum [mailto:davidcockrum@admiralscovepoa.com]  
**Sent:** Friday, May 30, 2014 7:04 AM  
**To:** David Cockrum  
**Subject:** A Waterside Communication "Windows & Sliding Glass Doors"



May 30, 2014

Dear Waterside Owner,

Recently you received a Waterside Summer Letter which included some general information regarding Windows and Sliding Glass Doors (W/SGD). We have since received some valuable community feedback, which raises questions and concerns about their age-related issues. Please know your Board is committed to ensuring any questions or concerns you might have are properly addressed.

Recent discussions with our Legal Counsel and insurance provider, Advanced Insurance Underwriters, have elevated much of the Board's recent concerns. The Board is concerned with potential legal and financial risks associated with the "Weather Barriers" (i.e. windows, sliding glass doors, roofs, front doors, garage doors, skylights, dock area revetment, etc.). With this perspective on Florida's condominium laws and litigation history, your Board has decided to prioritize this "glass barrier issue".

There are certain realities that we need to keep in mind. Specifically: 1) The buildings and windows are 25 years old; 2) Over the years, some new SGD have been installed - Some are up to code and some are not; 3) The Waterside Documents state the Association is responsible for windows and sliding glass doors ( W/SGD) replacements; 4) The Association has not historically reserved for W/SGD replacement.

To ensure we make informed decisions, we will be working with various professionals and consultants, including our legal counsel, insurance agent, licensed structural engineers, contractors, and other outside service professionals as needed to utilize their recommendations relative to our "glass barrier strategy". We will rely heavily on their knowledge and experience to guide us.

As you know, over the years Waterside has had a proactive Board that has addressed docks, held reserves for paint and roof replacement, has continued to manage our landscaping requirements, and is usually out in front of the issues before they become a problem. As Condominium Owners, we have shared responsibilities for the repair and maintenance of our buildings. As your Board representatives, we have a fiduciary responsibility to address any issue which could pose potential legal and financial risks not only to the collective Community, but also to individual Condominium Owners.

As we go forward, we would ask all Owners to be patient. We will strive to keep you updated. We encourage you to send us your questions so we may include them in our research and planning efforts. Please send your emails to David Cockrum, Community Manager at [davidcockrum@admiralscovepoa.com](mailto:davidcockrum@admiralscovepoa.com)

Sincerely,

David Cockrum

Community Manager  
One Admiral's Cove Blvd  
Jupiter, FL 33477  
Phone# 561-746-7769  
Fax# 561-746-9903

[Forward email](#)



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