

Villamar Condominium Association, Inc.
835 18th Street #100
Vero Beach, FL 32960
Board of Directors Meeting
August 2nd, 2023
5:00 PM in the Clubhouse

Agenda

Call to Order & Welcome – John Doyle

Approval of May 24, 2023 Minutes – Al Turo

Discuss and vote on resolution

Our Condominium has experienced repeated water leaks from upstairs lanais into downstairs Units. After a great deal of investigation, we concluded the leaks are caused by one or two things. The first is that when lanais are screened, the bottom metal part of the screen frame can block wind driven rain from draining off the lanai floor causing it to puddle and then leak into the Unit below. The second problem is that while the concrete lanai floors were designed and built with a slope, when many Unit owners added a surface above the concrete, the floor was installed without a slope. That too has caused water to puddle and not flow off the lanais as designed.

It is the Unit owners' responsibility to make certain that water does not puddle on their lanais and, that it drains off of the lanais and not into a lower Unit. If your lanai has a metal bar that is stopping the lanai from draining, it is your responsibility to make certain that it has weep holes, and they are not clogged. If your lanai floor is no longer sloped, it is your responsibility to either remove the water by mopping it, vacuuming it or sweeping it off of your lanai.

If a Unit owner does not maintain their lanai so water drains through open weep holes, is removed or swept off of their lanai, and water leaks from their lanai into a downstairs Unit, they are liable to the downstairs Unit owner for any water damage they suffer. In the event the water causes damage to the Common Elements, the Unit owner will also be responsible for reimbursing the Association for the cost of repairing the Common Elements.

Please make certain that there is a way for rain to drain off of your lanai or you remove the water, in order to protect your downstairs neighbor, avoid claims that you are negligent and avoid your being responsible for the water damage.

Owner Comments/Question/Concerns

Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/83958514288?pwd=cEMwcXcxd0hUdDExME82ZVFTWUtidz09>

Meeting ID: 839 5851 4288
Passcode: 256794