

Southwinds: Building 2 Roof Replacement Informational Update: One Week to Start of Project

Dear Southwinds Homeowners,

Vero Beach Roofing and Barker Air were on property last week for a follow up project preparation site visit. The roof replacement project at Building 2 is on schedule to start next Monday, May 16, 2022.

The project will commence at the North-East side of Building 2, above units 101, 201, and 301 and will continue working around and toward the west side of the building. In preparation for the start of the project, on Thursday or Friday, prior to the start of work, an external staircase will be placed at the West-Northwest section of the 01 residences, to the north of any garages.

Vero Beach Roofing workers will be onsite first thing Monday morning, May 16th. They will access the roof using the external staircase and will also have a lift to maneuver materials and supplies across the roof surface and up and down from the ground.

Roofing material and debris will be removed from property throughout the day via dump truck. It is anticipated that the project will utilize 2 dump trucks at a time, for at least the heaviest days of debris removal. While one truck is on-site being loaded, the other will be en route to and from the county dump. The large vehicles will use the Windward Way gate. The gate will not be kept open all day, the contractor will open and close the Windward Way gate as needed.

Barker Air Conditioning will be onsite to remove and re-install the existing roof top A/C condenser units from the flat section of the roof. The time frame for that portion of the project has been moved back one week, to start on May 23rd. The A/C unit Weather permitting, the A/C unit removals, roof replacement, and A/C unit re-installations is anticipated to take 4-5 workdays.

From May 23rd through May 27th the following units will be without air conditioning: 101 – 201 – 301 – 102 – 202 – 302 – 103 - 203

From May 31st through June 3rd the following units will be without air conditioning: 303 – 104 – 204 – 304 – 105 – 205 - 305

Arrangements have been made to have (2) dehumidifiers installed at each residence when the A/C units are being removed. They will remain in place until the A/C units are re-installed.

Vero Beach Roofing will be coordinating as needed with the contractors working for homeowners in Building #2 who are having interior remodel work done at the same time as the roof project.

Following the new roof installation, the new gutters and downspouts will be installed. This portion of the project will require the workers to move around to the bowl sides of the building. Workers will be on the ground to pick up and dispose of any falling debris.

During most of the project on Building #2, owners in residence should continue to park vehicles in the garages. Workers will assist residents navigating out through the parking lot as needed. There will be specific instances when the garages will not be accessible. Those owners affected will be notified and special parking accommodations will be made for any such time of the project where their parking garage may be blocked.

We thank you for your patience and look forward to a successful roof replacement project.

Keystone Property Management Group