



650 Island Way

Repair Update

Update to Rules and Regulations

Presented to Owners on June 26, 2025

650 Island Way – Project Timeline

Task	Start Date	Duration	End Date	Change Since Last Report
Decisions				
Parking Structure Decision	5/19/2025	30 Days	6/18/2025	} We have engineering input to finalize
Gyp Board (E, N, S) - Engineer Confirmation	5/19/2025	30 Days	6/18/2025	
Fire-Rated Windows - Stairwells	5/19/2025	30 Days	6/18/2025	
Finalize Window Orders	5/19/2025	30 Days	6/18/2025	In process
Pre construction				
Site Prep and Permitting	5/19/2025	45	7/3/2025	
Logistics for Equipment	5/19/2025	45	7/3/2025	Moving back to weeks
East / North				
Shutters down - East and North	6/23/2025	10	7/3/2025	Moving back two weeks
East Wall - Demo, Windows, Siding	7/4/2025	49	8/22/2025	
North Wall - Demo, Windows, Siding	7/4/2025	49	8/22/2025	
8 Stack Interior Repairs	8/22/2025	21	9/12/2025	
West / South				
Shutters down by - West and South	8/12/2025	10	8/22/2025	
West Wall - Demo, Windows, Siding	8/23/2025	49	10/11/2025	
South Wall - Demo, Sliders, Siding	8/23/2025	49	10/11/2025	
Pool Area Closed Tiki Rebuild	8/23/2025	49	10/11/2025	After Labor Day
Roof and Carports				
Roof	10/11/2025	56	12/6/2025	
Carports	10/11/2025	56	12/6/2025	



Summary of Rules and Regulations Update – For Board Vote

Purpose of Update:

- To codify requirements for hurricane protection (windows and doors) and align with **Florida Statute §718.113(5)**, supporting safety, insurability, and code compliance across all units.

Key Change to 650 Island Way Rules and Regulations:

- Establishes a requirement for all units to have **Florida Building Code-compliant impact-rated windows and doors by July 1, 2026.**

Why Now:

- Over 40 units already have or are installing compliant windows through the current project
- A small number of units remain unprotected or have non-compliant shutters which cannot be re-installed once new siding project is completed
- This rule update creates clarity and ensures building-wide consistency as part of our long-term maintenance strategy

Vote Requested:

Approve the attached Rules and Regulations update for inclusion in the official governing documents.

Redline Summary

Rules and Regulations Additions

In accordance with Florida Statute §718.113(5) and the Declaration of Condominium assigning window and door maintenance to unit owners, the Board hereby requires that all exterior-facing windows and doors be equipped with Florida Building Code-compliant hurricane protection by **July 1, 2026**.

Rule 46 – Window Replacement & Hurricane Protection:

- Requires all units to have impact-rated windows and doors by July 1, 2026; prohibits new or reinstalled shutters.

Rule 3 – Duty to Maintain:

- Clarifies owner responsibility to maintain hurricane protection systems in working, code-compliant condition.

Rule 7 – Draperies:

- Limits visible window treatments to neutral tones and prohibits exterior shutters except Board-approved screens.

Rule 21 – Alteration of Common Elements:

- Prohibits attachments to exterior walls or balconies; allows only Board-approved hurricane screen exceptions.

Rule 51 – Alterations:

- Requires written Board approval for any window, door, or exterior-facing modifications, per updated standards.

Enforcement and Owner Communication Plan

Enforcement Mechanism:

- Non-compliant units after July 1, 2026, may be subject to enforcement action per the Association's fining and compliance authority.
- Affected owners will receive notices with clear guidance and options well in advance of the deadline.

Communication Timeline:

- May / June 2025: Initial owner-wide notice with FAQs, support contacts, vendor recommendations and negotiated competitive, "bulk" pricing opportunity
- Individual outreach to non-compliant units on July 15, 2025 - then monthly beginning Q1 2026

Supporting Facts:

- 19 already have compliant protection
- 26 units are getting windows in this effort
- 12 units remain affected by this change

Next Board Meeting

- Town Hall
- Review of Budget and Schedule

Thank you