



650 Island Way Renovation and Insurance Update

Presented to Owners on October 21, 2025

Renovation and Repair Progress

- East Wall has been completed
- Northeast Wall on hold awaiting 208 and 408 window installation
- North Breezeway Hardie board will be completed by 11/15/2025
- Stucco in process: demo and prep of towers, water proofing target completion by 12/15/25 (pending spalding repair impact)
- Spalding repair work awaiting engineer analysis – will impact completion of South side of building
- Pool closing and Tiki work 11/1/2025 – 12/31/2025
- West end starting – target 11/30/2025
- South Wall – target 11/30/2025
- Roof – Mansards starting 12/25
- Roof – target completion 2/26
- Carports - TBD

Windows

Majority of installs completed - confirming timeline from Impact Ready for balance of installs

- Windows, sliders, and doors (except West End) will be finished this week
- 208 and 408 will be completed by 11/31/25
- In order to protect building warranty – any and all future window replacements will incur an additional cost of flashing and trim to maintain our warranty through the COA. Installations must be approved by Board and Velocity must be involved in managing workers to remove and re-install flashing/siding/trim
- Per 650 updated Window Rule, all units must have hurricane impact rated windows installed no later than July 2026
- Currently, four units will not be in compliance once all building repairs are completed

Insurance update

- The Board continues to work closely with engineering firm, our PA (Public Adjuster), and Velocity Services
- Follow-up engineering report has been received
- Revised claim estimate of loss and costs are being finalized and will be submitted to Citizens within the next week

Parking Etiquette

- Please consider moving cars that are not regularly used to the street to free up a guest spot
- Recreational vehicles must be parked on the street
- Use assigned spots first, when possible, before taking a guest spot
- Velocity Superintendent will ensure workers do not park in available guest spots, leaving them free for residents.

Thank you