

Bridgewater Owners:

One of the outcomes of the damage Bridgewater suffered as a consequence of Hurricane Ian is the need to update a number of windows in the building. While we have language in our bylaws and Architectural Design Modification Request forms (ARC) concerning requirements for hurricane shutters, windows, and doors, in reality nothing has existed to provide directions to unit owners for their replacement.

The BOD had established a set of guidelines to help owners communicate with vendors concerning replacements. This will ensure we are meeting building code requirements and maintaining consistency of building appearance and look.

The documents attached are:

- 1) The newly established Bridgewater at Bonita Beach requirements for Window and Slider Door replacement. These requirements largely follow what has been common practice in the building but will formalize the process and outline specific steps that must be followed in replacing windows and doors.
- 2) A document from SOCOTEC engineering that outlines what the specific design pressure code requirements are for our building. While building codes are a matter of public record it is difficult to determine applicability when looking at the extensive regulatory requirements. We asked SOCOTEC to identify the specific requirements for our building. Note that there are two different design pressure requirements for windows and doors in our building. They are referred to in this document as zone 4 and zone 5 requirements. Zone 5 requirements are more restrictive than zone 4 and govern windows and doors that are within a specific distance of corners of the building.
- 3) Floor plans for units 1 and 7 on floors 1 through 6 and Penthouse units 1 and 5 illustrate which windows in these units require the Zone 5 window standards.

New ARC requests for windows and doors will be required to follow the guidelines on window and door replacement. They will be posted on our website for your reference.

Please contact a Board Member with any questions.
Bridgewater BOD