



## SCREENS FOGGED WINDOWS AND DOORS

May 2020

At this time, the Boardwalk is not replacing screens or fogged sliding doors/window. Screens are typically torn or ripped due to wear and tear or even carelessness by occupant or renter. In these situations, it is the owner's responsibility to replace. Sliding doors/windows were replaced after Hurricane Ivan in late 2005. They are all outside of the factory warranty. Sliding doors that are jammed due to fallen headers, rotted trays and wheels will have adjustments provided for proper opening. Since the door is functioning as a door, it will not be replaced due to fogged glass. The Boardwalk is currently focused on construction issues that became essential for structural stability. This major endeavor has been financed through two special assessments for a total of \$6,300 per unit. The second project is painting the entire complex. Painting is funded through the monthly dues and held in a legal reserve account.

During the planning phase of the 2021 budget, replacement of doors and screens will be discussed. Because replacement can be very expensive, it is probable that when replacement is done, it will be financed through a special assessment levied against all owners.

Screens can be purchased locally (ex: Ace Hardware) and installed by a professional or by a unit Owner. The cost to replace a screen is roughly \$2.50 per square foot. Four screens doors would cost just under \$1,000.00.

Fogged sliding doors/windows need to be inspected and replaced by a licensed contractor. Doors/windows must meet the specs for our building, impact code approved and rated with the certification number to be etched in the glass. Replacing doors/windows may require pulling a permit and an inspection once the work is complete. Check with your licensed contractor.

Contractors for Consideration:

- Lee's Glass & Window Works (850) 432-0865
- Tom's Glass (850) 449-4597
- Windows Plus of Pensacola (850) 438-9770

Contractors for Screen Doors

- ScreenMobile 850-972-9500 (onsite)
- D & W Hardware 850-455-1116 on New Warrington Rd. They repair in their shop

Owners may to choose any licensed contractor of their choice. Owners have shared with Management that Lee's Glass is familiar with Boardwalk and they were satisfied with the cost and performance. The cost to replace a screen is approximately \$1,000. Doors typically do not need a full replacement as the glass can be replaced from \$750 - \$1,200. The entire door is around \$2,700.