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NEWSLETTER

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ARC Mod Reviews: What Every Homeowner and Board Member Needs to Know

Architectural modifications can enhance your community — or create costly headaches. Here's how to get it right.

WHAT IS AN ARC MOD?

An Architectural Review Committee modification — commonly called an ARC Mod — is a formal request submitted by a homeowner or unit owner who wants to make a physical change to their property. Whether it's installing hurricane-impact windows, adding a screened-in patio, replacing a front door, or updating exterior paint, most community associations require prior written approval before any work begins.

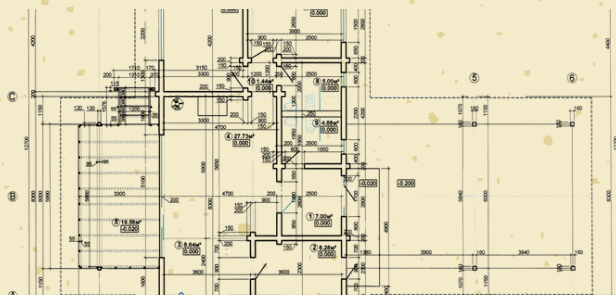
This process exists to protect the community's aesthetic standards, maintain property values, and ensure that all modifications comply with local building codes and the association's governing documents.

WHY THE PROCESS MATTERS

Without a structured review process, communities risk a patchwork of mismatched exteriors, unapproved structural changes, and legal disputes between owners and the association. The ARC Mod process creates a transparent, documented pathway that benefits everyone involved.

THE ARC MOD REVIEW: STEP BY STEP

- Homeowner submits a completed application with project details, contractor info, materials, and timelines.
- The ARC committee reviews the request against the community's Declaration, Rules & Regulations, and applicable codes.
- The committee issues a written decision: approval, conditional approval, or denial — with clear reasoning.
- If approved, work proceeds. Upon completion, a final inspection or sign-off may be required.
- All documentation is retained in the association's official records.



COMMON REASONS ARC REQUESTS GET DELAYED OR DENIED

Incomplete applications are the number one cause of delays. Missing contractor licenses, absent material specifications, or vague project scopes all slow the review process. Denied requests often stem from proposals that conflict with the community's design standards or use materials not permitted under the governing documents.

The good news? Most denials are avoidable with proper preparation and clear communication upfront.

HOW TDPM CAN HELP YOUR ASSOCIATION★

At TD Project Management, we assist condominium associations and HOAs with end-to-end ARC Mod management — from designing a streamlined application process to coordinating reviews, maintaining records, and communicating decisions to homeowners. Our team ensures your association stays consistent, compliant, and conflict-free.

Ready to strengthen your ARC Mod process? Reach out to us today and let's talk about how we can support your community.

Cooling Tower Installation in Condominiums: What Boards Need to Know Before Breaking Ground

A cooling tower replacement or new installation is one of the most significant capital projects a condominium association can undertake. Planning makes all the difference.

Why Cooling Towers Are a Critical Asset

For mid- and high-rise condominium buildings, the cooling tower is the backbone of the HVAC system. It regulates building-wide temperature, supports chiller plant operations, and directly impacts the comfort and habitability of every unit. When a cooling tower reaches the end of its service life — typically 15 to 25 years — replacement is not optional. It's a matter of infrastructure integrity.

Yet many associations defer this project until failure is imminent, turning what should be a planned capital improvement into an emergency repair. The difference in cost, disruption, and risk between a proactive installation and a reactive one can be significant.



Key Factors in a Cooling Tower Installation Project

- Site Assessment:** Rooftop load capacity, equipment access routes, and structural reinforcement requirements must all be evaluated before procurement.
- Equipment Specifications:** Tower type (open vs. closed circuit), capacity (tonnage), materials, and energy efficiency ratings must align with the building's actual cooling load.
- Permitting and Code Compliance:** Florida building codes require permits for mechanical equipment installations. In buildings subject to recertification requirements, this work must be documented accordingly.
- Contractor Coordination:** Cooling tower projects typically involve a general contractor, mechanical subcontractor, crane operator, and roofing contractor — all of whom must be sequenced carefully.
- Resident Communication:** Temporary HVAC shutdowns are often required during installation. Clear advance notice and a realistic timeline help manage expectations.

Proactive Reserve Planning

Cooling towers should be included in every association's reserve study with realistic replacement timelines and cost projections. Waiting until equipment failure forces the issue means compressed timelines, limited contractor options, and premium pricing — all of which hit the association's budget hard.

TDPM's Role in Your Cooling Tower Project

TD Project Management provides full-scope oversight for mechanical infrastructure projects in condominium and commercial buildings. From initial scope development and contractor bidding to permit coordination, construction management, and closeout documentation, our team ensures your cooling tower installation is completed on time, within budget, and to specification.

Contact us to schedule a preliminary consultation for your building's next major mechanical project.

Why Your Condominium Association Needs a Construction Manager

Managing a capital improvement project without professional oversight is one of the most expensive decisions a board can make — even when it feels like the cost-saving choice.

The Hidden Complexity of Construction Projects

To a board member or property manager without a construction background, a building repair or renovation project can look straightforward: hire a contractor, sign a contract, write checks when work is done. In practice, construction projects involve overlapping scopes of work, dynamic site conditions, contractor interdependencies, code requirements, and documentation obligations that can overwhelm even experienced administrators.

This is not a reflection of anyone's competence. It's simply a recognition that construction management is a specialized discipline — and the cost of navigating it without expertise shows up in change orders, delays, disputes, and defective work.



When Do You Need a Construction Manager?

Not every project requires full construction management services. Routine maintenance and minor repairs can often be handled through standard vendor relationships. But for any project involving structural work, roofing, mechanical systems, facade restoration, significant interior renovation, or multi-contractor coordination — the risk profile changes substantially.

As a general benchmark: if a project exceeds \$50,000 in scope or involves more than one trade contractor, professional oversight is worth serious consideration.

TDPM: Your Partner in Capital Project Management

TD Project Management is a woman- and family-owned project management firm dedicated to serving condominium associations, HOAs, and property owners in South Florida and Nashville. We bring transparency, accountability, and expertise to every project we manage — so your board can make confident decisions and your residents can trust that their building is in good hands.

Let's talk about your upcoming projects. Reach out to our team today for a no-obligation consultation.

