
Construction Preparation & Planning

The Hamptons Townhomes At Oviedo On The Park

The purpose of this notice, authored by the Construction Team, is to inform you and your tenants of necessary actions to take prior to construction, as well as expectations you, your family, and/or your tenants should have during the entirety of the construction process.

General Information

The goal of the construction project is to restore health to roof systems and building envelope elements affected by water intrusion and other anomalies resulting from otherwise inadequate, original construction. The process impacting the buildings will take approximately 1.5 years to complete. Despite not all buildings being under construction at the same time, the entire Hamptons Townhomes community - will see and feel the effects of this invasive, but altogether necessary project.

Preparation Requirements

Your patio/balcony will be repaired. Therefore, you will need to remove ALL items from your patio/balcony. This includes screens and screen frames, plants, chairs, rugs, decorative items, etc. It is your responsibility, as an owner or renter, to remove these items and store them during construction.

Exterior rectification is a loud, invasive, disturbing, visually-displeasing, life-disrupting, ...and altogether NECESSARY process! The on-site teams are committed to making this as smooth a construction project as possible, but ask all residents for patience, and cooperation throughout the project's lifecycle.

Upon receipt of this notice, the following items are to be IMMEDIATELY ATTENDED TO BY OWNERS:

- Remove all photos, ornamental fixtures or wall hangings on the 2nd and 3rd floor exterior walls & ceiling. Pack up or move any fragile items that could be subject to breakage due to vibration and/or banging.*
- Remove and store ALL (even first floor) window screens in a safe place, and until after construction operations fully conclude.*
- ALL personal belongings are to be cleared from porches and balconies and stored inside the home or garage; inclusive of personal plants and other flora planted by owners.*
- The Property Management team will notify you, with 48 hours advance, when the construction crews will need to enter your unit; there may be exceptions to the 48-hour notice in the event of an emergency or immediate unforeseen circumstance.*

Preparation Requirements Continued

- *Your privacy will be impacted while your unit is being worked on; construction will start each day Monday through Friday at 8:00 am – 6:00 pm. Please plan accordingly and keep doors, windows, and blinds/curtains closed during this time to maintain privacy.*
- *Around four to five weeks into the process, teams will apply a coatings that can emit a strong odor (albeit, for a very short period of time). Residents are encouraged to ensure all windows/doors/openings are closed tightly, to prevent the smell from entering the units.*
- *When teams begin pressure-washing (in advance of painting), it can come to pass that minor amounts of water intrude through the window seals (this is typical for window seals of Hamptons Townhomes nominal window age); residents can expect minor surface water, but nothing requiring remediation*
- *If the construction team needs to enter your unit to perform work, these efforts will be coordinated through the property management team. Residents are kindly asked to secure their pets in a crate or a bathroom to ensure they do not come into contact with construction workers or risk escaping through the front door or an open window.*

Additional Information

- *Some construction-related damages may ensue; please utilize the “INCIDENT NOTIFICATION FORM”, furnished to you by Property Management, to document and notify. It is strongly recommended that resident's photo-document their interiors, with date/time stamped photos/videos, prior to construction, as we will require “Before” and “After” documentation of claims against the teams; please know, however, that saw marks seen from the interior, as well as dry wall peeling, are NORMAL, and DON'T require a form be filled-out/submitted.*
- *In the event of interior damage during construction, our team will coordinate access with you for the contractor to complete all necessary repairs to affected walls and window perimeters, including drywall restoration, texture matching, and application of primer to return the surfaces to the original-construction finish, ready for painting. Please note that custom paint colors are not included; final painting to match any existing custom colors will be the responsibility of the homeowner. Upon completion of the repairs, the interior crew will remove the temporary dust protection barriers and perform light cleaning of the impacted areas.*
- *Prior to the team’s appointment to prepare the window for removal and install Visqueen plastic, residents must remove all curtains, curtain rods, and blinds, including all brackets and screws, from windows requiring removal for framed opening repairs. Residents must also move any furniture, decorations, or other items located in front of or near the affected windows. If the area surrounding the window is not fully cleared and accessible, the team will be unable to proceed and the repair will be rescheduled. Any additional costs incurred due to delays or return visits may be billed to the Association and charged to the unit owner.*

Additional Information Continued

- You will need to keep your air conditioning system on during construction to keep your air cool and circulating. You will not have the ability to open your windows for air during various phases of the construction.
- Heavy amounts of dust are to be expected. It is strongly suggested that you change out your air conditioner filter before construction begins to help capture any dust particles. Then change it out again at the conclusion of the construction. This should keep your air conditioning system clean and help to collect any dust particles before they enter the A/C system. (we recommend MERV values of 9 or greater for filters)
- There will be scaffolding surrounding portions of the buildings during construction, it is imperative for the safety of everyone that you understand the danger of climbing on the scaffolding and that you discuss this with your children. Anyone caught climbing the scaffolding or crossing into the fenced in areas designated as construction zones will be considered trespassing in a construction zone and could be arrested and prosecuted. We also ask that you promptly report any children or non-construction persons climbing on the scaffolding or going behind the construction fence lines.
- During construction there may be times during construction where the electricity, water or internet/cable may need to be turned off in the building for short periods of time. Except for emergency circumstances wherein this must be done immediately, we will alert you to it happening with a targeted 24-hour advance notice.
- Construction dumpsters are for contractor use only. Residents and their vendors may not dispose of moving boxes, packing materials, flooring, or any renovation debris in them.

Emergency Egress

In the event of an emergency, your front door should be your first point of egress. However, if this is not accessible, then proceed to areas of the building where scaffolding is present using the following steps:

1. Open the window or door and rip or pull down any plastic that is on the outside of the window or door and climb out onto the safety scaffolding and hold onto the safety railings.
2. Locate one of the scaffolding ladders and calmly climb down the levels of scaffolding to the first floor and walk away from the building into the parking lot, or as far away from the building as possible.

Life During Construction (Expectations)

- INABILITY TO PARK IN GARAGES THROUGHOUT THE LIFECYCLE OF YOUR, AND YOUR ALLEY-ADJACENT BUILDING's CONSTRUCTION (Residents will need to utilize street parking in unaffected areas of The Hamptons or in available spaces along Boardwalk Ave heading toward Oviedo on the Park.)
- Incessant, brain-scrambling, life-altering, altogether NECESSARY, BANGING, POPPING, SAWING, GRINDING, etc.
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- Workers speaking loudly (and with cause)
- Burning smells (such as that of heated metal) and even benign sparks seen from windows
- Wall-hung pictures, knick-knacks, non-permanent fixtures, etc. on exterior walls falling down (should the Owner not heed directions herein)
- During-day trash and debris around buildings (to be cleaned-up prior to day's end)
- Portable toilets in close proximity to buildings, and occasional, TEMPORARY smells during routine cleaning/emptying

As stated during Town Hall meetings, those who work from their homes, care for small children, care for the sick or those with special needs, etc. might find it infeasible to do so during construction hours: please plan accordingly!

Post-Construction Expectations

- If you have a patio/balcony it will NOT be accessible during construction until you receive a letter from the association letting you know that the construction is completed. Even though it may appear that your patio/balcony is complete, there may still be construction going on and it is still considered a construction site until the contractor releases it back to the association. Any use of your patio/balcony during construction could lead to a trespass charge by the contractor. This is for your safety, so we ask that you respect this requirement.
- The landscaping and grass will likely look terrible after construction crews disband; the Association and Construction teams will assess the appropriate point in the project's lifecycle to reinvigorate the landscaping (this will likely succeed the completion of your unit by many months, please know)
- Even with our team's attention to end-of-day clean up, and post-completion clean-up, there may be small, construction debris remaining entangled in grass, bushes, etc. Please exercise caution and kindness as the Association seeks to rectify issues

Post-Construction Structural Preservation

- Wall penetrations into the building envelope should be avoided to prevent water intrusion, which can cause significant long-term damage. Even small openings can allow moisture to seep in, compromising the integrity of underlying wood structures and other moisture-sensitive components. This can lead to wood rot, mold growth, and structural deterioration. To maintain a durable and watertight envelope, penetrations should be minimized. When unavoidable (e.g., for safety handrails), they must be properly sealed using appropriate flashing and waterproofing materials to prevent moisture infiltration.

Thank you for your patience and continued cooperation during the construction process!

