

NEWCASTLE ANNOUNCEMENT

9/6/2022

Dear Homeowners,

Newcastle is pleased to announce that Aztec Plumbing has been awarded the contract to perform the Polybutylene remediation work. Aztec Plumbing needs your help to coordinate scheduling as soon as possible. There was an Email/Opt-In form that was mailed out last month to update your contact information. Please fill it out and send it back if you have not yet done so. It's important we have the most updated information.

In order to begin this project, we need to get the first 50 stacks (a stack is an upper and lower unit, like 101 and 201, in the same building) scheduled. They have to be done simultaneously on the same day because there is currently only one shut off valve for each of the four stacks in each building. There will not be a successive order of buildings being worked on, as we saw with the Reroofing Project, instead there will be several crews working on both Squire and Landover. The first 50 stacks to contact Vesta Property Services, will be put at the top of the schedule, and scheduled on a first come first serve basis.

If you are ready to be put on the list for scheduling, please contact Scarlette Fernandez via email at sfernandez@vestapropertyservices.com or call 239-747-7227. If you have any additional questions regarding details of the project, please ask the receptionist to transfer you to Scarlette.

When you contact Vesta Property Services to be added to the schedule, please leave your full name, Newcastle address, phone number and/or your home watch contact (person watching your unit if you are not here), so that Aztec can contact you and coordinate access for scheduling.

Project Schedule Example:

Pipe Job: September 12th

Inspection: September 13th

Drywall: September 15th



These dates are subject to change.

The Newcastle Board of Directors has been negotiating a loan to fund the Polybutylene Project. The Board is working with Valley Bank, and those details were discussed at the last Board meeting held, **Thursday, August 25, 2022, at 7:00 PM.**

Funding: The Board has decided to accept the terms of a loan from Valley Bank to fund the Polybutylene project. The Association will pay interest only on loan amounts for work done until all work in the entire complex has been completed. Newcastle's accountant (Vesta) confirmed that Newcastle will have enough money in current accounts to cover the interest payments on the loan through 2022. Newcastle's 2023 budget will include increases to cover the payments for this project.

Loan Terms:

- o Loan amount \$1,900,000.00
- o Rate 5.5% fixed
- o up to a 12-month interest only draw period and then a 7-year amortization total loan amount
- o .5% bank fee (\$9,500)

Closing Cost:

The Board has decided that closing fees will be paid from the owner equity account. Closing costs are estimated to be about \$16,000.00

HOW WILL THIS LOAN AFFECT NEXT YEAR'S BUDGET**Estimated Breakdown:**

Based on the letter from Valley National Bank the monthly payment, including principal and interest, will be \$27,303.08 or \$327,636.96 a year. If you divide the annual loan payment of \$327,636.96 by 278 owners, it results in an increase of \$1,178.55 a year or \$294.63 a quarter.

These figures only represent the anticipated increases for the polybutylene project. Please be aware there are other factors that will affect the 2023 Budget. The other factors include, but are not limited to, insurance, water, maintenance, Reserve Study directives, trash collection, inflationary effects on the cost of materials and parts, contingency costs due to delinquencies, and other costs.

Scarlette Fernandez, CAM

Property Manager, Bonita Springs



27180 Bay Landing Drive, Ste. 4

Bonita Springs, FL 34135

P: 239.947.4552

F: 239.495.1518

www.VestaPropertyServices.com

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Everything that you've always wanted to know about the Re-Piping process, but were afraid to ask:

The following information pertains to the process of replacing the domestic water distribution system within the walls of your home. Aztec Plumbing and Drains has been asked to prepare this information, so that you will have a better understanding of the reasons for, and the process of replacing this piping system.

Why do I need to replace our pipes?

The building in which you live, was constructed with a water distribution system that was thought to be resilient and long lasting, for that time. Everything has a life span, including your current piping system. Common types of pipe that have been used during the past 40 years include: Galvanized Steel, Copper, CPVC, and Polybutylene.

What are you replacing my pipes with?

Today, plumbers use polyethylene crosslinked pipe to replace these piping systems. Aztec Plumbing and Drains uses a brand of this pipe known as Uponor.

What is Uponor and why are you replacing my pipes with it?

Uponor piping system uses a "Propex" expansion method to connect the pipe to the fittings. The fittings have at least two barbed ends, that are larger in diameter than the inside diameter of the pipe. The pipe, and a small ring of the same material, is expanded with a special tool, and then the barbed fitting is placed inside of the expanded pipe and ring. As the pipe, and ring return to their natural shape and size, they will lock onto the barbed fitting, creating the "Propex" connection.

Will you have to make holes in my walls?

The existing water distribution piping is located within the walls, above the ceiling and under the floor of your home, in some cases. In order to replace this piping system, it will be necessary to open holes in the drywall and ceiling of your home. In some cases, it may be necessary to open the floor, or drill through the floor to install the new piping. In any case, the re-pipe crew will walk through your home with you, prior to opening any walls, and let you know where these openings will be made.

What steps do you take to protect my home?

The Re-pipe crew will put down drop cloths carpeted areas. Aztec Plumbing and Drains strongly recommends that any furniture, rugs, photographs, artwork, etc., that may be damaged by dust or difficult to clean, should be removed or covered before the Re-pipe crew arrives to perform the re-pipe. We strive for a clean and neat installation, none the less, an ounce of prevention is worth a pound of cure. The pieces of drywall that are removed, may be used to patch the openings after the work is finished. These pieces will be placed neatly against the wall where they were removed from. Please do not move them, as it will be difficult to determine which pieces cover which holes.

What do I need to do before the repipe is done?

The water distribution system travels through the walls and terminates at a valve under the sink cabinets, behind toilets, and in the wall behind the shower valve, washer box, and ice maker, (if applicable). The Re-pipe crew will need all of your personal items removed from the bottoms of the cabinets, and from around the toilet, and in the tubs and or shower area. Any items around the washer should also be moved. In most cases, the Re-Pipe crew will be able to move the washer and refrigerator to access the valves.

What can I expect on day of repipe?

The Re-Pipe crew will usually start in the morning, and have the water turned back on to your home at the end of the day. You will not be able to use the water during the day, while they are re-piping. We suggest that you find activities outside of the home to enjoy while the crew is working in your home. In most cases, you will have water back on in time for dinner. If any issues arise that prevent the water from being turned back on, you will be notified as early as we can.

What can I expect after the repipe has been completed?

The next step in the process is for the city or county inspector to inspect the work, and make sure that it was installed at or better than the requirements of the plumbing code. We cannot control when the inspector will arrive. We will try to schedule and communicate with you as best we can. Someone 18 years of age or older will need to be available to let the inspector into your home. The holes in the walls, and the pieces of drywall that were removed should stay as they are until after the inspection. If the drywall repair is included in the contract, we will schedule a crew to return and patch the drywall after the inspection has passed.

Fire Inspections?

All multi-family homes in Collier County require a fire inspection after the repipe. The fire inspector will check the smoke detectors in the home and verify the correct amount and locations. Per code smoke detectors need to be in every bedroom or within 20 feet of the bedroom door. Aztec is not responsible for providing or installing smoke detectors.

Permits

Due to municipality delays, drywall will be after the city/county inspection.

Expectations are 30-45 days following the repipe. Holes from repipe need to stay open for the inspector to look in.

If you need updates on your permit status you are more than welcome to call the city/county to get updates, call the office for your permit number and call your city/county below.

Lee County – 239-533-8329 City of Punta Gorda – 941-575-3362

City of Fort Myers – 239-321-7925 Charlotte County – Online Only

Collier County – 239-252-2400

City of Naples - 239-213-5020

City of Cape Coral – 239-574-0401

City of Bonita Springs – 239-444-6150

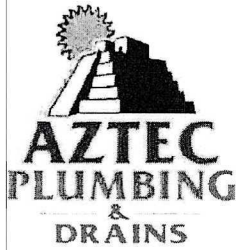
Villages of Estero – 239-221-5036

Sanibel Island – 239-472-4555

IMPORTANT ITEMS TO CONSIDER – BEFORE/ DURING/ AFTER

The following list of items should be considered before and during the Re-Piping process. The staff at Aztec Plumbing and Drains are here to help you. If you need assistance with the following instructions, please contact our office.

- 1) Will you be home for the walkthrough?
- 2) If you cannot attend the walkthrough is there someone that can do so on your behalf?
- 3) Do you have somewhere or something to do while the Re-pipe Crew is working in your home?
- 4) Prior to the arrival of the Re-Pipe crew:
 - a. Remove Pictures, Artwork that may fall off walls during the re-pipe.
 - b. Remove furniture, rugs or ANY other items that could be damaged by Drywall Dust, or difficult to clean dust from.
 - c. Remove Pictures, Artwork, etc. that could be damaged.
 - d. Remove Personal items from under the kitchen sink cabinet, the bathroom sink cabinet, around the toilet, in the tubs and showers.
 - e. Remove small items from around the washer, on top of the refrigerator, around the water heater.
- 5) DO NOT MOVE the pieces of drywall that will be leaning against the wall. These will be used to patch the holes, and they will be near the opening that they were cut from.
- 6) IF Drywall repair is INCLUDED, we will match any texture, but we will NOT paint. You will need someone to match the color and paint, wherever we have patched.
- 7) Pets should be removed from the home. Fish tanks, reptile tanks, etc. should be covered while the work is being done.
- 8) We only remove the existing pipe where necessary. The remaining pipe will be disconnected and abandoned in the walls/ceiling.
- 9) Power tools will be used, and there will be construction noise during the re-pipe process.
- 10) We have no control over the inspectors, or the city/county permitting department. The openings in the drywall MUST be left open until the inspectors have PASSED the inspection.
- 11) Someone 18 year of age or older must be home to give the inspector access to inspect the work. Please contact our office if you cannot be there to let the inspector into your home. There is a reinspection fee from the city/county that will be passed along to the customer if proper notification is not done.



Aztec Plumbing & Drains
12410 Metro Pkwy, Fort Myers, Florida 33966
(239) 542-BATH
www.aztecplumbing.net
CFC 1427446

Estimate 123623793
Project 109908984
Estimate Date 5/3/2022
Technician Javier Bucio
Customer PO

Billing Address
NEWCASTLE @ BERKSHIRE LAKES CONDO ASSOCIATION INC.
27180 Bay Landing Drive #STE 4
Bonita Springs, FL 34135 USA

Job Address
ORCO for Newcastle
Condominiums
1250 Tamiami Tr. N. #Suite
203B
Naples, FL 34102 USA

Estimate Details

Alternate Price Units : New tub shower valve replacement . Moen Posi Temp Valve Chrome \$ 335.00
Kitchen Faucet replacement Moen Camerist Chrome \$397.00
Bathroom Faucet replacement Moen Eva Chrome \$315.00
Toilet Replacement American Standard Pro cadet \$685.00
Hot Water heater AO Smith Professional grade \$ 1330.00 six year warranty
\$ 1630.00 Ten year Warranty

Pex Material and fittings. Product and submittal data available at rewarding.

Sub-Total	\$0.00
Tax	\$0.00
Total	\$0.00
Est. Financing	\$0.00

The Aztec Promise
We're Prompt.
We're Polite.
We're Professional.

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Aztec Plumbing & Drains as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



OWNER EMAIL CONSENT FORM

NAME: _____

PROPERTY ADDRESS: _____

PHONE NO: _____

In order to improve communication with the membership and cut the ongoing administration costs of running the Association, your board of directors would prefer to utilize email rather than the regular mail service. Florida Statutes mandates that we can only use your email address if given your authority to do so. If you wish to take advantage of this service please complete the fields below and return this form to our office by one of these methods:

Email to: updates@vestapropertyservices.com

Fax to: (239) 495-1518

US Mail to: the address in the footer below

Email address(s): _____
(PLEASE PRINT CLEARLY)

Please sign below if you consent to receiving email notifications for **general mailings, letters, notices, bills and statements:**

Signature _____

Dated: _____

Vesta Property Services will not pass on email address to any third party without my express and written permission. I will make every effort to update Vesta Property Services, in writing, of any changes to my email address and will hold them harmless for any errors resulting in my failure to do so.