

NEWCASTLE

Newsletter Announcement

11/4/2022

Dear Homeowners,

The Newcastle Re-pipe project Launched Monday, October 17, 2022. Preparing a day before your scheduled date would avoid issues as we proceed, and the work can begin more efficiently when the Aztec crews get onsite.

We have had a few issues with entering a few units and had to turn away crews without pay. This can cause delays and in turn cause the Association unnecessary added expenses.

Step 1: Contact Vesta Property Management to be put on the list

Step 2: Aztec will contact owner to set a schedule (Top/Bottom owners simultaneously)

Step 3: Aztec will confirm 24 hours in advance

IF YOU NEED TO RESCHEDULE FOR ANY REASON, PLEASE CONTACT AZTEC PLUMBING 24 HOURS IN ADVANCE TO RE-SCHEDULE 239-542-2284.

If Aztec arrives on-site and there is no access provided, you may be subject to levy fines and/or assess any amounts incurred for delays occasioned by any owner who refuses to provide access to their unit. We just want to give owners advance notice of the project so that we can hopefully avoid any delays associated with owners not providing access to their units.

Section 11.11 of the Declaration provides the Association with an irrevocable right of access to the units for purposes of protecting, maintaining, repairing and replacing the common elements or portions of units to be maintained by the Association and as necessary to prevent damage to one or more units. Consequently, no unit owner would be able to refuse to provide access to their unit to the Association or its contracted service professionals. In the event that any owner refuses to provide access to their unit, this would constitute a violation of the provisions of the Declaration. The Association would thereafter have the ability to levy fines and/or assess any amounts incurred for delays occasioned by any owner who refuses to provide access to their unit. Please note that the Association does not wish to take such action and therefore appreciates the cooperation of all unit owners in providing access to their units when requested in connection with the ongoing plumbing project. The Association and Aztec will endeavor to provide advance notice of Aztec's schedule to lessen the inconvenience to unit owners. The Association would request that you move all furniture away from the walls of your unit and remove any items hanging from the walls so that Aztec may complete its work. Please direct any questions you may have regarding the project to the Association's management company, Vesta Property Services, Inc.

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.

Office Hours: Monday – Friday (8:30 AM – 4:30 PM)

After Hours (Only emergency calls will be dispatched to the Property Manager, otherwise it will have to wait the next day) – 239-747-7227.

Company Policy: 24 – 48 hours to return phone calls and emails.

Emergency calls will take priority.



VIA EMAIL AND POSTING ON PREMISES

To: All Newcastle Condominium Unit Owners

Date: November 2, 2022

Re: Association Access to Units for Plumbing Project

Dear Unit Owners:

Our law firm serves as general counsel for the Newcastle Condominium Association, Inc. (the "Association"). As set forth in the Amended and Restated Declaration of Condominium of Newcastle (the "Declaration"), the Association is responsible for the protection, maintenance, repair, and replacement of the common elements and association property. To that end, the Association has entered into an agreement with Aztec Plumbing, Inc. d/b/a Aztec Plumbing and Drains ("Aztec") to remove and replace the water piping in each Newcastle condominium building. To perform its work, Aztec will require access to all individual units in order to effectuate the plumbing repairs. This work is vital to ensure that there will not be any issues with the plumbing system for the foreseeable future. In connection with this work, portions of the drywall in your unit, may need to be removed. Please rest assured that the Association will be repairing or replacing any portion of the drywall which is removed in connection with the plumbing work.

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Sincerely,

Donald S. Boyd, Esq.

cc: Newcastle Condominium Association, Inc. Board of Directors
Vesta Property Services, Inc.

Newcastle Re-pipe Project Readiness

Updates as of: 11/4/2022

Volunteered=	
Ready=	
In Progress=	
Completed=	

600 Squire Cir

201	202	203	204
101	102	103	104

700 Landover Cir

201	202	203	204
101	102	103	104

605 Squire Cir

201	202	203	204
101	102	103	104

708 Landover Cir

201	202	14-Nov 203 Confirm	204
101	102	14-Nov 103 Confirm	104

608 Squire Cir

201 Now	202	203	204
101 Now	102	103	104

709 Landover Cir

17-Oct 201 Confirm	18-Oct 202 Confirm	1-Nov 203 Confirm	19-Oct 204 Confirm
17-Oct 101 Confirm	18-Oct 102 Confirm	1-Nov 103 Confirm	19-Oct 104 Confirm

613 Squire Cir

201	202	203	204
101	102	103	104

716 Landover Cir

14-Nov 201 Confirm	15-Nov 202 Confirm	16-Nov 203 Confirm	17-Nov 204 Confirm
14-Nov 101 Confirm	15-Nov 102 Confirm	16-Nov 103 Confirm	17-Nov 104 Confirm

621 Squire Cir

201	202	203	204
101	102	103	104

717 Landover Cir

201	202	203	204
101	102	103	104

629 Squire Ct

201	202	203	31-Oct 204
101	102 LVM	103	31-Oct 104

721 Landover Ct

201	202	203	204
101	102	103	104

Newcastle Re-pipe Project Readiness

Updates as of: 11/4/2022

Volunteered=	
Ready=	
In Progress=	
Completed=	

637 Squire Ct

201	202	203	204
101	102	103	104

725 Landover Ct

201	202	203	204
101	102	103	104

645 Squire Ct

27-Oct 201 Confirm	28-Oct 202 Confirm	18-Nov 203 Confirm	21-Oct 204 Confirm
27-Oct 101 Confirm	28-Oct 102 Confirm	18-Nov 103 Confirm	21-Oct 104 Confirm

729 Landover Ct

23-Jan 201 Confirm	202	203	204
23-Jan 101 Confirm	102	103	104

653 Squire Cir

201	202	203	204
101	102	103	104

733 Landover Ct

201	202	203	204
101	102	103	104

654 Squire Cir

201 Jan	202	203	204
101 Jan	102	103	104

737 Landover Ct

28-Nov 201 Confirm	202	203	204
28-Nov 101 Confirm	102	103	104

661 Squire Cir

21-Nov 201 Confirm	24-Oct 202 Confirm	11-Nov 203 Confimr	204
21-Nov 101	24-Oct 102 Confirm	11-Nov 103 Confirm	104

738 Landover Cir

201	202	203	204
101	102	103	104

662 Squire Cir

8-Nov 201 Confirm	9-Nov 202 Confirm	10-Nov 203 Confirm	11-Nov 204 Confirm
8-Nov 101	9-Nov 102	10-Nov 103	11-Nov 104

741 Landover Cir

2-Nov 201 Confirm	3-Nov 202 Confirm	4-Nov 203 Confirm	7-Nov 204 Confirm
2-Nov 101	3-Nov 102	4-Nov 103	7-Nov 104

3rd

4th

Newcastle Re-pipe Project Readiness

Updates as of: 11/4/2022

Volunteered=	
Ready=	
In Progress=	
Completed=	

Confirm	Confirm	Confirm	Confirm
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Confirm	Confirm	Confirm	Confirm
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669 Squire Cir

201	202	7-Nov 203 Confirm	204
101	102	7-Nov 103 Confirm	104

744 Landover Cir

201	202	203	204
101	102	103	104

677 Squire Cir

201	1-Nov 202 Confirm	203	204
101	1-Nov 102 Confirm	103	104

745 Landover Cir

201	202	203	204
101	102	103	104

685 Squire Cir

201	202	203	23-Nov 204 Confirm
101	102	103	23-Nov 104 Confirm

7th

749 Landover Cir

201	202	203 Last one
101	102	103 Last one

686 Squire Cir

201	202	203	204
101	102	103	104

8th

752 Landover Cir

201	202	203	204
101	102	103	104

784 Landover Cir

201	202	203 Jan	204
101	102	103 Jan	104

768 Landover Cir

201	30-Nov 202 Confirm	203	204
101	30-Nov 102 Confirm	103	104

776 Landover Cir

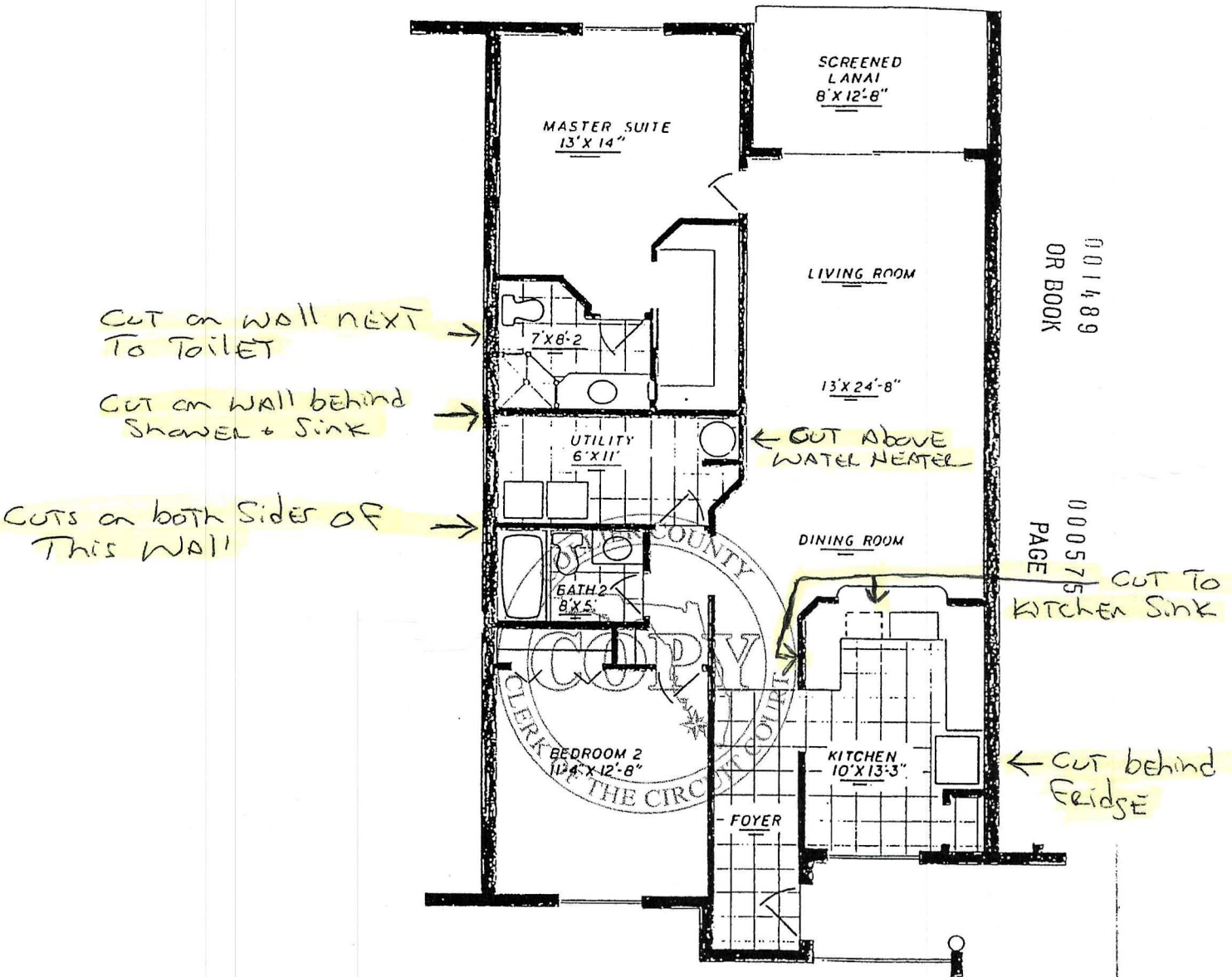
201	202	203	204

Newcastle Re-pipe Project Readiness

Updates as of: 11/4/2022



101	102	103	104
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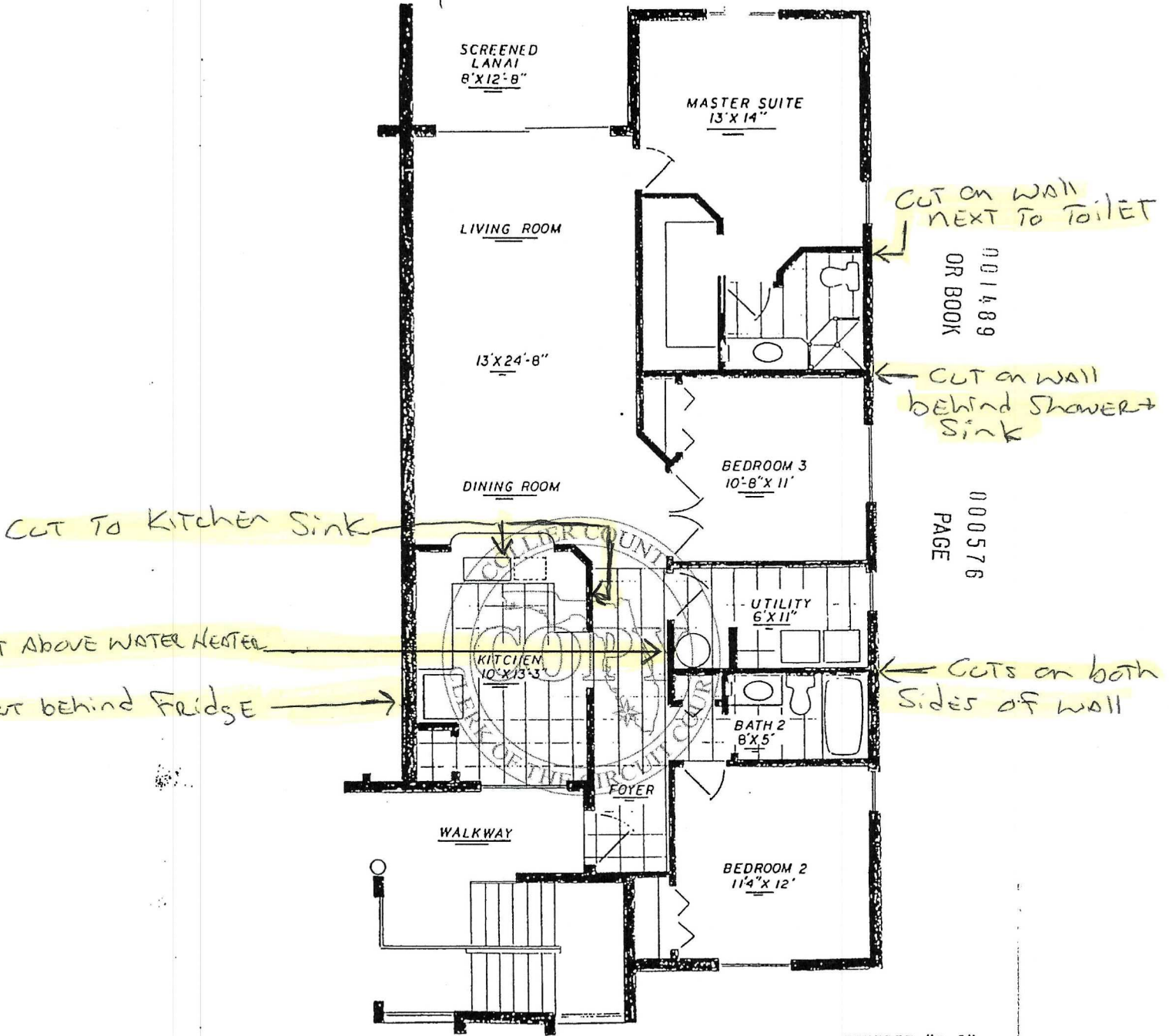
001489
OR BOOK

000575
PAGE CUT TO KITCHEN SINK

TYPICAL TWO-BEDROOM UNIT

EXHIBIT "B-4"

For 1ST Floor units, There will be SEVERAL CUTS To The CEILING



TYPICAL THREE-BEDROOM UNIT

EXHIBIT "B-5"

For 1st Floor units, there will be several cuts to the ceiling

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.

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



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.