

Letter to Shareholders from Window Committee

November 18, 2024

Given the changes in the Palm Worth bylaws regarding porch window ownership and responsibility, the Window Committee will be taking the following actions to help preserve our beautiful Palm Beach residences.

Over the next couple months, an inspection will be conducted in each unit to determine the condition and possible repair needs of each operating window opening on the porches as well as a general assessment of all the windows and entry doors. A copy of this report will be left with each unit owner for use in managing their respective maintenance and repair needs. Copies will be also filed in the Palm Worth office, with the Window Committee, and be provided to Joe Lemesevski as useful information in caring for the windows.

On that note, we are hoping to have the information gathered and action on the inspections begin to take place by April 1. Joe, like the previous year, will be contacting each unit owner individually, most likely by email initially, for maintenance scheduling and billing. The inspection report for each unit owner as well as general guidelines for window maintenance will be placed in the mail cubbies outside the maintenance room. If you have plans other than using Joe for your window care, please inform the Window Committee and Mike the Palm Worth property manager. Mike will also help coordinate entry into each unit for inspections as well as the work to be completed by Joe.

In the event repairs are necessary to a porch window, Palm Worth will be stocking replacement parts this year, attempting to work with the 2025 budget already approved for general building maintenance. This would include casement window operating cranks and locking latches for the older style PGT windows, window gasket material, and the plastic clips needed for the locking bars on the newer style PGT casement replacement windows. These will be made available to Joe and unit owners as needed.

I'm hoping that moving forward we all understand and have a sense of urgency about the importance of this program. The PGT windows installed during the year 2000 porch renovations are 25 years into a 50 year lifespan. We will reach 50 years only if the windows are cared for properly. Neglect will cost money, and I've seen first hand the damage neglect can cause. We are blessed to be able to live in this beautiful setting, but it takes diligence to overcome nature's constant pressure.

Thank you very much.
Your friend and neighbor.
Glenn Watson Unit 405
Window Committee