

The Barrton Manager

From: The Barrton Manager
Sent: Thursday, August 1, 2024 3:33 PM
To: The Barrton Manager
Subject: Barrton Restoration Project - Task Force Update re Owner Windows & Anchor Screws

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Fellow Owner,

As part of the ongoing Structural Integrity Project, all stucco on the façade of The Barrton is being tested. This process is completed by our contractor CPS, and validated by our engineering firm, TRC. Those sections which have been undermined by water intrusion are being removed, repaired, and sealed/waterproofed before repainting.

Due to the intense sun and heat on the west façade of The Barrton, significant portions of stucco have been found to be compromised. In removing stucco, CPS and TRC have found several instances of improperly installed impact resistant windows. In these cases, the anchor screws for the frame of the window have not been installed vertically. Rather, the anchor screws have been installed at an angle whereas they protrude through the external building façade. This likely occurred when windows were installed from inside a unit, and anchor screws were not seated directly vertical.

In order to repair and properly waterproof the façade of The Barrton, protruding anchor screws must be removed and re-installed properly. In three panel windows where the center panel is fixed and the right and left panels open, the re-seating of anchor screws will require the removal of the fixed central panel to access the metal window frame. After new anchor screws are secured, the window panel will be reinstalled, sealed and waterproofed both internally (inside the unit) and externally.

As per Section 7(c) of The Barrton documents, all windows and sliding glass doors are the property and responsibility of each individual owner. Therefore, the cost to repair improperly installed windows will be the cost of each impacted owner. This work will be undertaken as part of the Structural Integrity Project to ensure complete integration with the sealing and waterproofing of the building façade, and associated cost will be charged to individual owners.

Please note that the Project is not inspecting all windows for faulty anchor screws. Rather, if stucco surrounding a window is required to be removed, and anchor screws are found protruding through the façade, then such screws will be addressed by the Project. Each impacted owner will be individually informed of the necessity of this work, and the associated cost for their unit.

Please direct any questions to the Task Force rather than the Barrton office.

Thank you for your continued support through this Project.

The Structural Integrity Task Force

**This email has been sent blind copy to all owners, posted on site, and posted on the Barrton website.*

Sheri Barsoum, LCAM
Association Manager

The Barrton Apartments

555 SE 6th Avenue

Delray Beach, Florida 33483

561 278 8555 Office

561 278 8303 Fax

thebarrtonpm@campbellproperty.com