The Brighton

December 12, 2022

Dear Owners,

Replacement of the roof at The Brighton Condominium is scheduled to begin on January 9th, 2023. The project will take up to 120 days to complete, depending upon weather conditions.

Replacement is necessary at this time to continue to ensure the integrity of our roof. As you know, the ocean front environment presents some special challenges for roofing, and engineering experts we have engaged have carefully inspected the current roof and advised that it is time to replace. As some owners (particularly those with units on the penthouse level) are aware, we have already begun to see water intrusion in some areas. Accordingly, the Board has determined to proceed with the replacement project at this time.

It is necessary to perform the work during this period to minimize weather delays and the risk associated with the hurricane season. Although there may be some noise involved during the removal of the old roof, the noise levels should be far less than those we experienced during the renovation of the building’s exterior that was performed 3 years ago.

To accommodate the equipment and supplies for the project, it will be necessary to close the north parking lot until completion. To mitigate the loss of the 18 parking spaces in the north lot, we have arranged with the La Fontana building directly across Ocean Blvd for the use of 20 parking spaces in that lot. We have also contracted a local valet service that will operate from the front entrance where the guard desk is located. The valet service will operate 7 days a week from 8:00 am to 10:00 pm and are the only ones authorized to go onto La Fontana’s property.

As we have done with past projects, the roof replacement project will be funded by means of special assessments for all units. Invoices for the assessment will be issued by December 15, 2022 and will be due and payable in full by February 1, 2023.

If you have questions concerning this project or the special assessment, please contact me at jason@thebrightoncondo.com .

For The Board of Directors

of The Brighton Condominium Association

Jason Baker

Manager