

Notice to All Del Mar Owners

From

Del Mar Board of Directors (April 20, 2016)

Every year, a few water heater tanks burst and damage both the owner's unit and others below, especially if the owner is not in residence. Del Mar Association ends up being responsible for replacing any sheetrock (not including taping & painting) that gets destroyed. The following is an attempt to correct this problem and save the owners the trauma and the Association the cost related to such accidents.

Therefore, on December 17, 2015 at a regular schedule Board of Directors meeting the Directors voted unanimously (6-0) to require the following actions, as they relate to your apartment water heaters, be taken by all Del Mar owners:

1) After discussion with various water heater supplier's it was concluded that any water heater over 10 years old is generally subject to possible failure. Therefore, the Board voted to require all owners to replace their water heaters that are over 10 years old immediately and to replace your water heater when it becomes 10 years old in the future.

2) All owners were asked to identify the age of their existing water heater and submit that information to the office so a file can be established to monitor the age of your water heater. The office will remind you when your water heater reaches or approaches being 10 years old. The expectation is that you will replace your water heater as soon as possible after the 10 year time period but no later than the next 12 months after your 10 year expiration date.

3) You are requested to supply the office with a copy of the bill that was issued when your water heater was last replaced or a written statement outlining that information to insure our records are accurate and complete. If the information is not supply it will be assumed that the water heater has not been replaced recently and/or is out of date and you can expect to be contacted by the Association to supply that information.

4) Our goal is get 100% compliance, which will reduce unnecessary damage to our apartments and save ceiling/wall repair cost presently paid out by your Association. Failure to comply with this rule and you will be billed by the Association for any cost the Association incurs to correct damage from a hot water tank that exist outside the rules established by your Board of Directors. The Board thanks you in advance for your cooperation.

Additional General Information

Relating to Water Heater Replacement

The Board realized that this new rule would create some hardship for some of our owners. Therefore, the President assigned a member of the Board, Kevin McNamara, to investigate if any plumbers would be willing to give us a discount if we could offer multiple tank replacements at one time. After discussion with various owners and four Plumbing Companies it became clear that trying to schedule multiple installation at one time was an impossible task. First, the unit owner must be on site the day of the installation for security reasons and to approve repairs and approve any special repairs that may arise. Secondly, it became clear that some units have their water heaters under their kitchen counters; others have access panels from their living rooms, and still others have their units in closets. Also, the issue was raised that the plumbing inspector may require, depending on the location of the tank, venting of the drain pan to the exterior of the building. Therefore it was impossible to get anyone to give a solid bid until they inspected your unit.

With that said Kevin McNamara was able to secure four general quotes, which including estimated cost and information on how to contact those Plumbers who responded to his request. Outline of those quotes are attached on following pages for your review.

The following is a suggested guide you can follow for replacing your water heater:

1) When you are on site contact a Plumber. Have them come by a look at your water heater. Ask for a quote. Then decide and schedule your replacement. You are not required to use any of the plumbers we have listed nor should you not try and negotiate the best price you can, our quotes are only offered as a guide. Del Mar Association does not guarantee or warranty any of the work of any Plumbing Company listed or anyone you hire. This arrangement is solely between you and the Plumber of your choice.

2) You must be on site or have a representative on site the day of installation to provide admission, security and approve the installation and payment.

3) Once the work is completed drop off a copy of the paid bill at the office. The office will make a copy if you do not have access to a copier. Your information will be filed and you will be notified in the future when your heater approaches the 10 year mark that it's time to schedule a replacement.

Hot Water Heater Proposals

Southern Plumbing, Inc

4069 43rd Avenue

Vero Beach, Fl 32960

Phone: 772-564-6980

Fax: 772-978-9843

Proposed: 1) Water Heater –Rheem 30 Gallon, Tall Electric Water Heater

2) All Pipe & fittings provided, Type L copper piping all water lines

3) Removal of existing water heater and install new water heater and ball valve.

Notes: If multiple heaters are scheduled on the same day a 10% discount will be applied to each unit. If you install a flood stop valve the cost is \$220.00. If your water heater replacement is next to the stove and/or under the AC unit the price is \$785.00. If your heater is on an exterior wall you must add an over flow pan and provide drainage to exterior of the building and you must add \$120.00.

Bobby's Plumbing, Inc.

2340 12th Avenue

Vero Beach, Fl 32960

Phone: 772,567-0485

Fax: 772-567-0874

Proposal: Will remove old 30 gallon tank, includes disconnect water & electrical lines. Install new 30 gallon water heater with aluminum heater pan and includes a new ¾ inch ball valve on the cold water inlet. The cost is \$818.00 each. If we do a minimum of 10 units at a time the price drops to \$775.00 each. To install a flood stop on the water heater in let line you need to add \$220.00

Oliver's Plumbing, Inc.

3101 Aviation Blvd .Unit H

Vero Beach, Fl. 32960

Phone: 772-564-0011

Fax: 772-564-0261

Proposal: Install Rheem 30 gallon water heater-LowBoy with new shut-off and pan under Kitchen Cabinet for \$837.00 if he can install 10 at a time. He reduced his cost to \$795.00 if your heater is not under the kitchen counter top. This price is still based on installing 10 units at a time.

Meek's Plumbing, Inc.

5555 US HWY #1

Vero Beach, Fl 32967

Phone: 772-569-2285

Fax: 772-569-7647

Proposal:

1) Option #1: Install PRO 30 gallon water heater with a heater pan, copper pipes and fittings. If a new shut-off valve is need that will be extra. Cost: for 1 to 10 units \$800.00, 11-20 heaters \$760.00. 21 or more \$720.00.

2) Option #2: Install 30 gallon LowBoy water heater or Pro 30 gallon with water heater pan and use existing shut off valve(extra charge if does not work). 1-10 units \$830.00, 11-20 units \$788.00, 21 plus \$748.00.

Note: These "Quotes" were generated at the height of our season (Jan-Mar) .You may be able to get a better rate on your own during other months when demand is less. To get 10, 20 or more people to buy and install on the same day is an imposible task therefore we recommend each individual should make their own arrangements.