

Condominium, Homeowner
and Cooperative Associations

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CONDOMINIUM AND
PLANNED DEVELOPMENT



CONSTRUCTION LAW

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Civil Litigation
Construction Litigation

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March 29, 2023

Glen Oaks Manor Home Owners Association, Inc.
Attention: All Members of the Association
Sarasota, FL

Re: Glen Oaks Manor – Louvers Located on the Villas' Front Bedroom Window

Dear Glen Oaks Manor Members:

Please be advised that my office represents the interests of Glen Oaks Manor Home Owners Association, Inc., a Florida not-for-profit corporation (here, "Association"). You are a member of the Association by virtue of your ownership of a Glen Oaks Manor subdivision lot. The Association has requested that I write this letter to its members regarding the excellent and informative presentation made to the Association at a recent open meeting by **Mr. Larry Murphy, Building Official at the City of Sarasota**.

Mr. Murphy advised that when a member replaces their villa's front bedroom window with a new code-compliant window, it is a code violation and, therefore, not permitted for the member to reinstall the original wood louver over the new window. The owner may comply with the building code by either not reinstalling the original wood louver or by installing a new louver that complies with the various code requirements, one of which is that the newly installed louver must be able to be opened from the inside of the home. Please note Mr. Murphy was very clear that the code provisions he addressed and discussed only applied to the replacement of the villa's front bedroom window and not to other windows or sliding glass doors.

Although it is not a code violation, Mr. Murphy also **recommended** that all homeowners should promptly remove the original wood louver located over the front bedroom window due to life safety concerns. Given the life safety concerns expressed by Mr. Murphy, the Association's Board of Directors joins in his recommendation and **strongly recommends** that all homeowners promptly remove the original wood louver located on their front bedroom window. To be very clear, these recommendations only apply to the original wood louver located over the front bedroom window and NOT to any other window or an owner-installed code-compliant louver. If you do not know if your new louver is code compliant, you may contact the City of Sarasota Building Department and/or Mr. Murphy at (941) 263-6509 or email him at lawrence.murphy@sarasotafl.gov.

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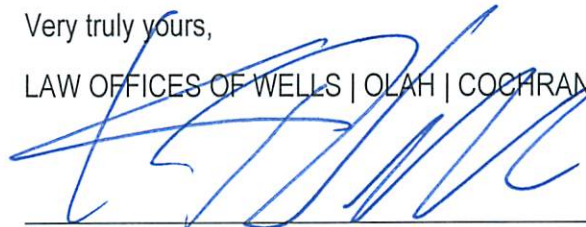
As you are aware, the Association's current **Louver Specification** provides that louvers may not be permanently removed from the home. The Association, through its Board of Directors and Architecture Committee, is in the process of drafting revisions to the Louver Specification; however, this review, drafting, and approval process is expected to take several months to complete. Once completed, the Association will present a proposed amendment to the Louver Specification to the members for their review and approval at a properly noticed membership meeting.

During this time period, the Board has agreed and hereby confirms that it is hereby placing a **temporary enforcement moratorium** on the existing architectural requirement that louvers may not be permanently removed from the villas. This temporary enforcement moratorium only applies to the louvers located on the front bedroom windows of the villas due to the life safety concerns expressed by Mr. Murphy. Therefore, members may remove the original wood louver from the front bedroom window without concern that they will receive a violation letter from the Association. Once the new Louver Specifications are drafted, presented to the members, approved, and recorded, all members will have to comply with the new requirements, including those members who removed their original wooden louvers from their front bedroom window during the temporary enforcement moratorium.

The Association appreciates the interest and involvement of its members in this complicated and very important louver issue. The Association, its Board of Directors, and members of the Architecture Committee look forward to your continued involvement and participation as the new Louver Specifications are drafted and eventually voted on by the members so that Glen Oaks Manor continues to be one of the premier places to live in Sarasota County.

Very truly yours,

LAW OFFICES OF WELLS | OLAH | COCHRAN, P.A.



Kevin T. Wells, Esq.

cc: Glen Oaks Manor Home Owners Association, Inc.