

**January 2017**

**Crystal Tower Owners**

 **RE: Water Leak Prevention**

**Dear Crystal Tower Owners,**

**We have completed the Fall preventative unit inspections. These inspections are conducted to protect unit owners and the association of the financial burden experienced from water leaks.**

**Within the past year we have had a water supply line to a toilet rupture, flooding 17 units; a condensate line removed from the drain damaging the common area near the skywalk; an ice maker leak damaging two units; and a fire suppression line crack flooding 5 units. The association has paid for over $20,000 in damages to units from these water leaks.**

**It is required that all owners take measures to protect both themselves and the association by insuring their individual unit meets water protection requirements. This entails having braided stainless steel supply lines (or better) on their washing machines, steam dryers, kitchen sink, water/ice maker, dishwasher, bathroom sinks and toilets. These supply lines need to be replaced every 5 years. In addition, the HVAC condensate line needs to be properly secured to the drain line.**

**It is also an owner’s responsibility to ensure that the internal fill line on your washing machine and the dispenser valve on original refrigerators have been properly maintained by cleaning the fill line and replacing the dispenser valve. These items have been problematic in the past and need to be serviced on a regular basis.**

**The association has taken the stance that it will pay to dry the condo out and for repairs if the water leak is not caused by negligence. Please note the association will not pay for loss of rent. In certain events, our insurance policy will cover these costs, minus our deductible.**

**All of the threats listed above are easily cured at a small cost. If you received a letter/email from Crystal Tower acknowledging you have non-braided stainless steel supply lines and/or non-secured condensate line, then these items need to be addressed by April 1, 2017. Failure to do so will result in a $150 fine. For those who have braided stainless steel supply lines (or better), 2017 will mark the first year. In 2021, new supply lines will need to be installed.**

**If you have any questions please contact Joseph Rynes at** **jrynes@youngssuncoast.com****. Thanks again for your cooperation in helping protect the association.**

**Regards,**

**Crystal Tower Board of Directors**