

Screen and Screen Frame Replacement Policy
Strandview Tower Condominium Association (STCA)

Approved by the Board of Directors (BoD) 06 April 2016

- 1 WINDOW SCREENS and SCREEN FRAMES. STCA will pay to replace window screens and screen frames with the following conditions:
 - a. STCA will replace corroded frames with new frames and screens.
 - b. Replacement of damaged screens must show no signs of abuse, non-weather-related tearing, or bent frames.
 - c. An STCA Board Member must approve the replacement.
 - d. A Board Member's repair must be approved by another Board Member.
 - e. Damaged screens or corroded frames must be removed by the unit owner, taken to a screen repair facility such as *Gavin Ace Hardware, Sunshine Ace Hardware* or equivalent for repair or replacement, paid for in full, and must be re-installed by the unit owner.
 - f. The receipt for full payment of repairs must be submitted to Management for reimbursement.
- 2 LANAI SCREENS. STCA will replace lanai screens at no cost to owners with the following conditions:
 - a. Screens have been blown out by winds or storms.
 - b. Screens damaged by owner's furniture or other objects, or by owners or their guests are not included, and will only be replaced at owner's expense.
 - c. Screens and/or frames that are replaced by STCA for maintenance purposes.
 - d. Removal and replacement of storm shutters, if necessary for lanai screen replacement, is the sole responsibility of unit owners.