



Oceanfront Condominium Association, Inc.
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LANTANA WATER HEATER REPLACEMENT POLICY [effective 07/30/2024]

Lantana has had multiple units flooded due to water tank replacements. Plumbers need to know in advance the location of the building's main water supply shut off valve and also how to take necessary precautions to prevent in-the-wall supply line breakage and/or sprinkler head discharge.

A new policy is initiated with the following purposes: 1) to prevent and protect flooding of the owner's unit and those below and adjacent; 2) reduce owners and our association's direct costs of remediation; and 3) reduce frequent insurance claims which cause increases in our premium and/or a potential non-renewal.

Required homeowner responsibility:

- 1. Water heaters must be replaced by licensed insured plumbers and during regular business hours, Monday - Friday, 8 am - 5 pm.**
- 2. Advance notice of scheduling must be made to both Property Management and Lantana Maintenance.**
- 3. In the event of an emergency, which can occur at any time, immediate notification must be made to Property Management and Lantana Maintenance.**

Additional information and concerns:

About water heater tanks:

Due to age, it is not uncommon that water heater tank failures are a major cause of home flooding. A water tank's life expectancy is usually 10-12 years. Your tank's age can be identified by a code on its label. Water tank corrosion occurs from the inside out and tank failure can result in bursting without early leakage at its base or other warning signs.

It is the homeowner's responsibility to maintain your water heater and arrange for a timely replacement by a licensed and insured plumber. To avoid a catastrophic event or a case of homeowner negligence and liability for damages, know your water heater's age and replace accordingly. During our annual fire inspection, property management/board is willing to assist homeowners in identifying your tank's age.

Thank you for your cooperation.

Lantana Board of Directors