



# BONITA BEACH CLUB

**Bonita Beach Club Association, Inc. ("BBCA") - 25730 Hickory Boulevard  
Bonita Springs, FL 34134 – [cam@bbcafl.com](mailto:cam@bbcafl.com) -Tel: (239) 992-0588**

BBC Board and Management approved the following process to follow if they suspect a plumbing leak. This process was created to establish a standardized and efficient process for all parties and in support of the Declaration amendment to Section 6.3.4 on plumbing/pipe leaks and needed repairs.

If you notice a **leak in your ceiling from the unit above**, contact the BBC office at 239-992-0588. The BBC office needs to be involved in all leaks that require access to the main stacks. The office will advise the owner of the unit above yours and will tell you how to proceed.

## **BBC Response to Suspected Unit Plumbing Leaks**

Approved BBC BOD meeting January 6, 2022

Purpose:

To efficiently address unit plumbing leaks, minimize BBC staff responsibility and BBC liability.

1. BBC Management advised of suspected unit plumbing leak.
2. BBC Management to advise unit owner(s) of need to enter unit(s) if an emergency may access is required.
3. Manager: To create time stamp of event
  - a. **Call unit owner phone of record** and briefly advise that there is a suspected leak from their unit and that under our Declaration, plumbing repairs serving only an owner's unit must be repaired within ten days.
  - b. **Email unit owner of record**
    - i. Provide a list of preferred plumbers to unit owners by phone and email.
    - ii. Advise that the diagnosis and resolution should be with a licensed plumber.
    - iii. Advise that under our Declaration section 6.3.4, plumbing repairs serving only that owner's unit must be repaired within ten days.

4. Unit owner is responsible for advising management that the plumbing leak is repaired.
  - a. If no unit owner confirmation of resolution after 10 days, Manager arranges resolution and advises owner of financial responsibility.
  - b. BBC is responsible for firestopping, inside wall insulation and drywall repair without inside finish.
5. If plumbing leak is the responsibility of the Association, as defined by governing documents, Manager arranges resolution of common element.

Approved by BBC BOD

Recorded with Lee County July 30, 2021

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**5. Section 6.3.4 of the Amended and Restated Declaration is hereby added as follows:**

6.3.4 Should a plumbing or piping leak occur in a pipe that serves only the particular unit, whether located inside or outside the unit, the unit owner is authorized to contract with his or her own licensed and insured plumber to repair the leak. All repairs must be completed no later than ten (10) days of discovery of the leak or owner notification of the leak by the Association, whichever occurs first.

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Plumbing Companies:

- United Plumbing of Southwest Florida – 239-482-3888
- A1 Plumbing & Gas – 239-699-3144
- Sam’s Plumbing – 239-776-0885
- Royal Palm Plumbing – 239-560-1165