

Palm Colony at Pelican Landing

Replacing or Repairing an Air Conditioning System

General Overview of Procedures and Specifications for Replacing or Repairing an Air Conditioning System

To assist owners who are considering replacing or repairing an air conditioning system servicing their unit, the following summary of procedures and specifications to be followed has been developed.

1. The replacement of the air conditioning compressor located outside of the building or the portion of the air conditioning system (the air handler) that is located entirely within a unit may be done without the consent of Palm Colony as long as: (a) the new air conditioning compressor will be placed in the same location as the current compressor; and/or (b) the work to be performed does not involve altering the copper tubing and/or conduit that runs underneath the building or through the attic or walls of a building.
2. However, unit owners needing to repair or replace any portion of the air conditioning system serving their unit must first seek the *prior written approval* of Palm Colony: (a) if the proposed work is considering moving the air conditioning compressor located outside of the building from its current location; or (b) will involve replacing or moving any copper tubing and/or related conduit that runs underneath the building or through the attic or walls of a building; or (c) if the proposed work anticipates relocating the copper tubing and related conduit that carries refrigerant to the unit's air handler to run up the outside wall of the building.
3. In many instances within Palm Colony, two separate units located in the same building will share a conduit from their external air conditioning compressors for the copper tubing needed to carry refrigerant to the air conditioners serving each unit. It is possible that the tubing leading to one unit ceases to work properly, while the tubing leading to the other unit continues to work properly. Air conditioning system contractors in such situations are recommending that the tubing serving both units should be replaced at the same time.
4. As outlined in Section 9.2 of the Amended and Restated Declaration of Condominium of Palm Colony ("Declaration") "(e)ach unit owner is responsible, at his own expense, for all maintenance, repairs, and replacements of ...all portions of the heating and air conditioning equipment and utility installations ... serving an individual unit (*no matter where located*)."
5. When two units share a conduit hosting the copper tubing needed by their individual air conditioning systems and the tubing serving both units needs to be replaced at the same time, it is highly recommended that these unit owners: (a) coordinate their

efforts to obtain advance approval from Palm Colony for the work to be performed; (b) co-ordinate in selecting a qualified, licensed vendor to perform this work; and (c) reach agreement among themselves as to how the expenses associated with this work will be shared.

6. Increasingly, it appears that air conditioning systems subject to leakage of the copper tubing and conduit that currently runs underneath a building should have new copper tubing installed in properly sealed conduit that runs from the external air conditioner compressor straight up the outside wall of the building and into the attic. Copper tubing serving two units in the same building may share metal conduit with the unit owner(s) being responsible for having this conduit painted in a color that matches the exterior wall.
7. Once the copper tubing and conduit have reached the attic, the lines should run across the attic until they are directly above the utility/furnace room wall that the old lines occupied. The new lines would closely follow the route followed by the original lines, connecting first with the air handler on the second floor and then connecting with the air handler on the first floor.
8. Once the new copper tubing and conduit has passed through the cement floor on the second floor and has been connected to the air handler on the first floor, then the opening in the floor will need to be properly sealed per building fire codes. During this process, the original lines would be totally removed, with the exception of lines that are buried in concrete beneath the building.
9. When approval is needed by the Association, the unit owner(s) or the selected contractor must provide all information reasonably requested by Palm Colony or its agents pertaining to air conditioning system work to be performed. This information includes:
 - A copy of an Occupational License and a Certificate of Competency or Contractor's License valid in Bonita Springs, Florida for the contractor(s) to be used by the unit owner(s).
 - Assuring that the contractor(s) selected by the unit owner(s) are at all times covered by Public Liability Insurance.
 - A written statement from the contractor(s) that their work will comply with applicable building codes and will meet or exceed all reasonable specifications set by the Association. Contractor work specifications have been developed by Palm Colony that the owner should provide to the contractor selected.
 - Assuring that the color of any external conduit housing the copper tubing matches the color of the building. A color sample to be used with the conduit may be requested by the Association.