

E Mail to some of My Neighbors Oct 6 2023 From Ambrose Moran

For some time, I have been very aware of the paint clogged vents and uncomfortable that.... if air flow restriction could be causing issues in the attic ..but I have not inspected my attic as it is not easy..

When our villas were built.. they were based on building drawings and inspection to ensure compliance with local building codes and such codes are developed to ensure technical compliance with current building science studies,

I am much more familiar with venting requirement in my region (Canada) and in my early career was an architectural technologist and later headed up the Ontario Region Federal Department of Public Works Construction branch... with a staff of inspectors dealing with construction quality control and contract administration for all federal projects in Ontario, I always had a keen interest in building science and particularly wood frame residential construction ...as my father was a residential developer. Having attended many building science seminars I am very familiar with the concept of attic ventilation as it applies to this region which may be deference in more southern and more humid climates such as Florida.

I have been concerned for some time the lack of air flow through our attic space may be causing heat buildup and moisture being trapped that is not being exhausted through the venting system....I am not aware of any situation in VOPS which have been reported ..but it would be disastrous if we stated to learn that many of our units have developed mold buildup based on impaired ventilationwhich we were aware of but did not act on.

What is a mystery to me is the possible difference that may exist between say Canadian climate and Florida climate as it relates to action and roof ventilation.

As an example the temperature differential in Canada is most significant in winter months with indoor temperature of say 70 Degrees F and outside of say – 20F ...and air leakage into attic space would transfer moisture into the frigid cold spaceand I have seen frost and even ice build up in attic spaces which was caused by lack of effective ventilation

The temperature differentials in Florida are not as significant but humidity levels are more elevated.

Rather than worry about the potential risk of an attic problem ... If cost is not prohibitive... I will likely proceed with either having my contractor replace the vents or attempt to unplug vents myself to gain peace of mind... as every time I look at these clogged vents I am concerned.

Also, it is very common in Canada and I think in Florida for property buyers to utilize the services of home inspectors as part of the buying process and any home inspector that is competent would be making a potential buyer aware of the implications of clogged vents and warn their client of the potential risk of mold build up which could impact a buyer's decision to proceed with a sale. I do not want to be in that position nor to have my Estate Trustee have to resolve this issue.

So, Yes I think vents should be functioning as intended by building codes and I submit it should be a recommendation rather than mandate from Board and further recommendation should be based on replacing vents or ensuring vents are functional.

I think most of my siding replacement will be completed today which was not expensive and just need to decide what color to paint it when I get down to Naples in November.

Not sure if Paint Committee and then Board and then Villa Owners will ever agree on a color selectionso possibly we should consider opening up idea of allowing individual owner to select their own colors which could be interesting option as per pic from Newfoundland Canada



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