

PBV BOD Meeting

July 16, 2025

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Agenda Item 4bProject 22 Update: Expanding AC Compressor Areas

Highlights: At the start of 2025, we firmly believed that we needed to expand the size of our 14 AC compressor areas outside each end of our 7 main buildings. In mid-May, we found out that this in fact is not the case. Thus, late April, Beachland Heating & Air Conditioning successfully installed a new AC compressor (using the new refrigerant R-454B) on the existing pad at the west end of F building without needing to move it out from other existing units. Beachland also has re-surveyed all 14 compressor sites and now tells us that going forward, all new replacement units can be installed on the existing pads and still satisfy the new 2025 building codes, and operate efficiently. This will save the association and owners considerable money. With this new perspective, we have already replanted most of the shrubs needed to screen the 14 AC areas, and are moving ahead to secure some of 52 dangling electrical boxes to their compressor units. The remaining boxes are stable and will be secured to their compressor units as owners replace existing units.

History: Each of our 7 main buildings has a concrete pad about 18 feet long at each end of the building. Five AC compressors sit on each. Beachland Heating and AC who has installed 80% of the AC units in PBV and has been our primary information source for this project, warned us both that our AC compressor areas were too small for the current units and that in 2025 the problem would be worse with the new larger compressor units that would use a new high pressure refrigerant (R454B). They also warned us that new 2025 Indian River County building codes require new AC compressors to be 12 inches from buildings and this could not be done due existing concrete fences around each area. Thus, to achieve enough space, we activated this project in the fall of 2024.

In October 2024 the following the tornado, the concrete fences were removed. In early 2025, plans were made to expand our 14 AC areas so that we could stagger unit locations with 3 remaining on the existing concrete pads and having 2 moved out onto new concrete pads. This would greatly increase space around all five units in each pad area. In March 2025 a new compressor unit was moved out from D building and installed on its own new pad (however this unit used the old refrigerant—not R454B). In April a new AC compressor was installed at C building that did use R454B and we were all surprised to see the unit was in fact smaller than the one it replaced. In late April Beachland installed a new unit using the new refrigerant and again confirmed that the R454B units were in smaller than the units they would be replacing. They resurveyed our AC areas and confirmed that all units could be replaced and operate efficiently without having to move units off the existing concrete pads. Thus, our plans for the project changed in mid May.

When the concrete walls were removed, 52 of the compressor electrical boxes had been attached to the concrete wall, and were not well supported after the walls were removed. Beachland's solution to this is to recommend replacing and attaching boxes directly to their existing AC unit--at a cost of \$425/box. Eleven boxes are bad condition and must be replaced soon. In addition, there are 11 more metal boxes that could be replaced due to grounding concerns. The board is considering whether to replace and attach just the 11 bad condition boxes (\$4,675) or to also replace the additional 11 metal boxes (\$4.675).