



Studio Shodwe

Prepared by : Zak
Wilson

CASE STUDY

YACHT CLUB ON THE INTRACOASTAL

*FROM NOISE CRISIS TO
COMMUNITY HARMONY IN
60 DAYS*

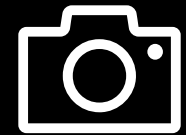
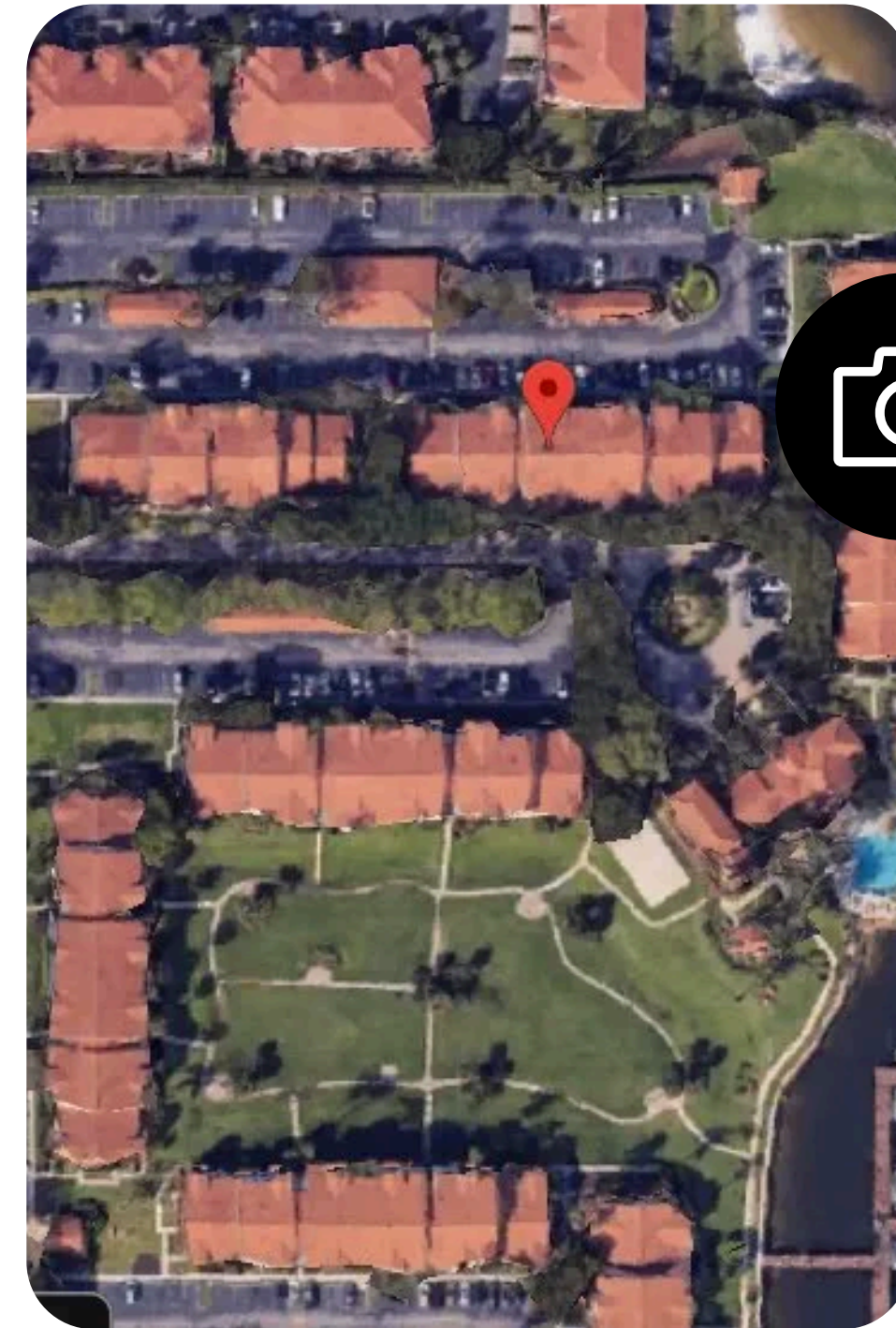
Location: 160 Yacht Club Way, Hypoluxo, FL 33462
Property: 300-unit waterfront condominium community, 26 acres on the Intracoastal Challenge: Pickleball court noise threatening litigation and property values Solution: 48 Sport Sonic Guard panels, full perimeter installation Result: 75% noise reduction, zero complaints, \$200K+ property value protected



The Problem

COMMUNITY PROFILE

Premium gated community with 300+ units, marina, resort amenities, and active lifestyle facilities. Mix of full-time residents and seasonal owners seeking waterfront tranquility.



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THE CRISIS

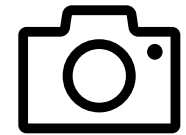
Complaints Received:

- 60+ formal noise complaints from residents in 5 buildings 3 litigation threats
- from unit owners 20+ residents demanding immediate court
- closure 2 seasonal owners threatening not to return

Sound Measurements (Before):

- Building 160 (80-120 ft away): 68-72 dB during play Buildings 145/157
- (150-180 ft): 62-66 dB during play Buildings 103/110 (180-220 ft): 58-
- 62 dB during play Background ambient: 42-48 dB (waterfront quiet)

Impact: Pickleball noise was 15-25 dB above background—conversation-disrupting and psychologically intrusive.





FAILED SOLUTIONS

Time restrictions (10 AM-6 PM only) → Still too loud
"Quiet paddle" requirements → Only 2-3 dB improvement

Posted "considerate play" signs → Ignored,
unenforceable Player education letters → Ineffective



FINANCIAL STAKES



Legal consultation fees: \$8,500 Units listed below market due to noise: 2 units (-\$15K-25K each)



Original court conversion investment at risk: \$45,000
Potential litigation exposure: \$15K-30K

Board faced impossible choice: Close courts (waste \$45K investment) or face lawsuits.

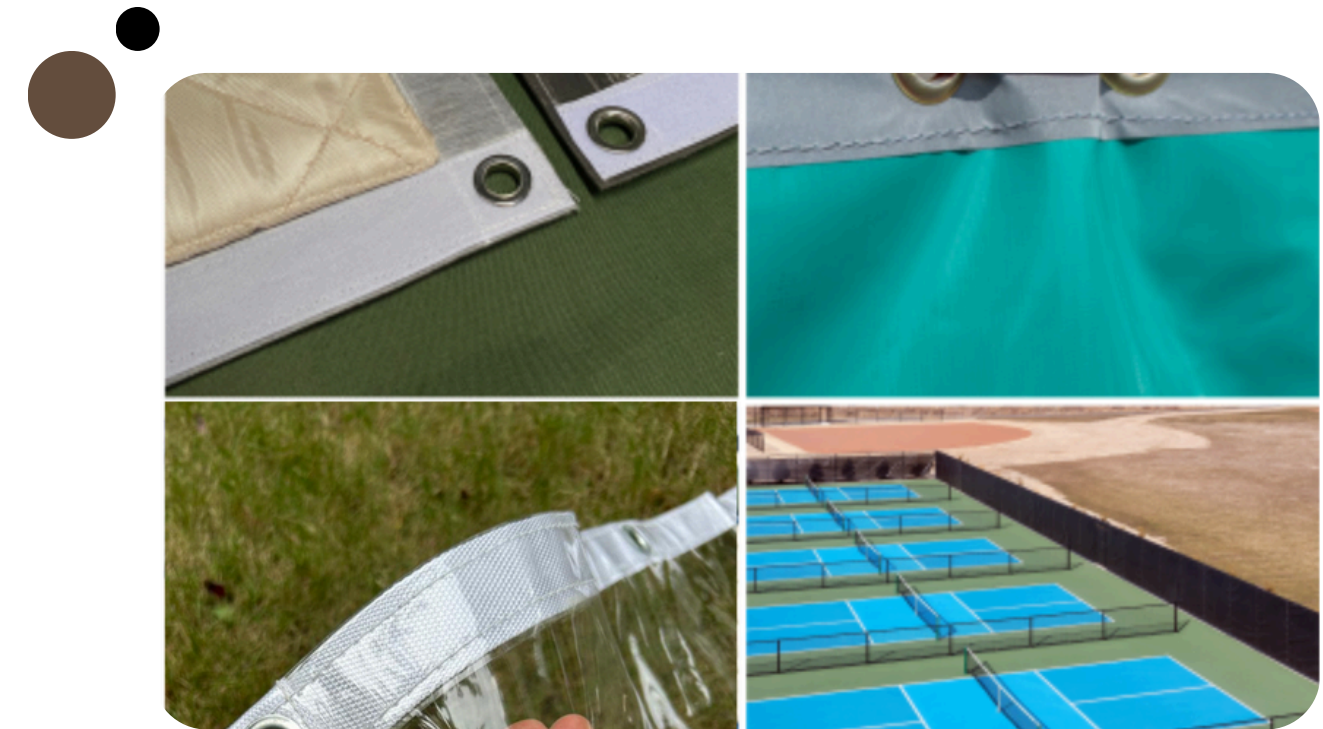




THE SOLUTION: SPORT SONIC GUARD

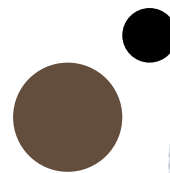
Assessment & Design

- Acoustic Challenges Identified:
- Multi-directional exposure (courts centered among buildings)
- Hard surface amplification (concrete, asphalt, water reflection)
- Mid-rise buildings (3-4 stories) = elevated units in direct sound path
- Intracoastal water surface reflecting sound back into community





THE SOLUTION: SPORT SONIC GUARD



System Design:

- 48 Sport Sonic Guard panels (4' W × 10' H each) 192 linear feet (full perimeter enclosure)
- STC-31/OITC-26 rated (ASTM E90 certified)
- 10-foot height critical for protecting upper floors Three-phase installation over 3 weeks

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THE RESULTS

Noise reduced from "intrusive conversation-disrupting" to "quiet library/barely noticeable"



Location

Building 160 (80-120 ft)
Buildings 145/157 (150-180 ft)
Buildings 103/110 (180-220 ft)

Before

68-72 dB
62-66 dB
58-62 dB

After

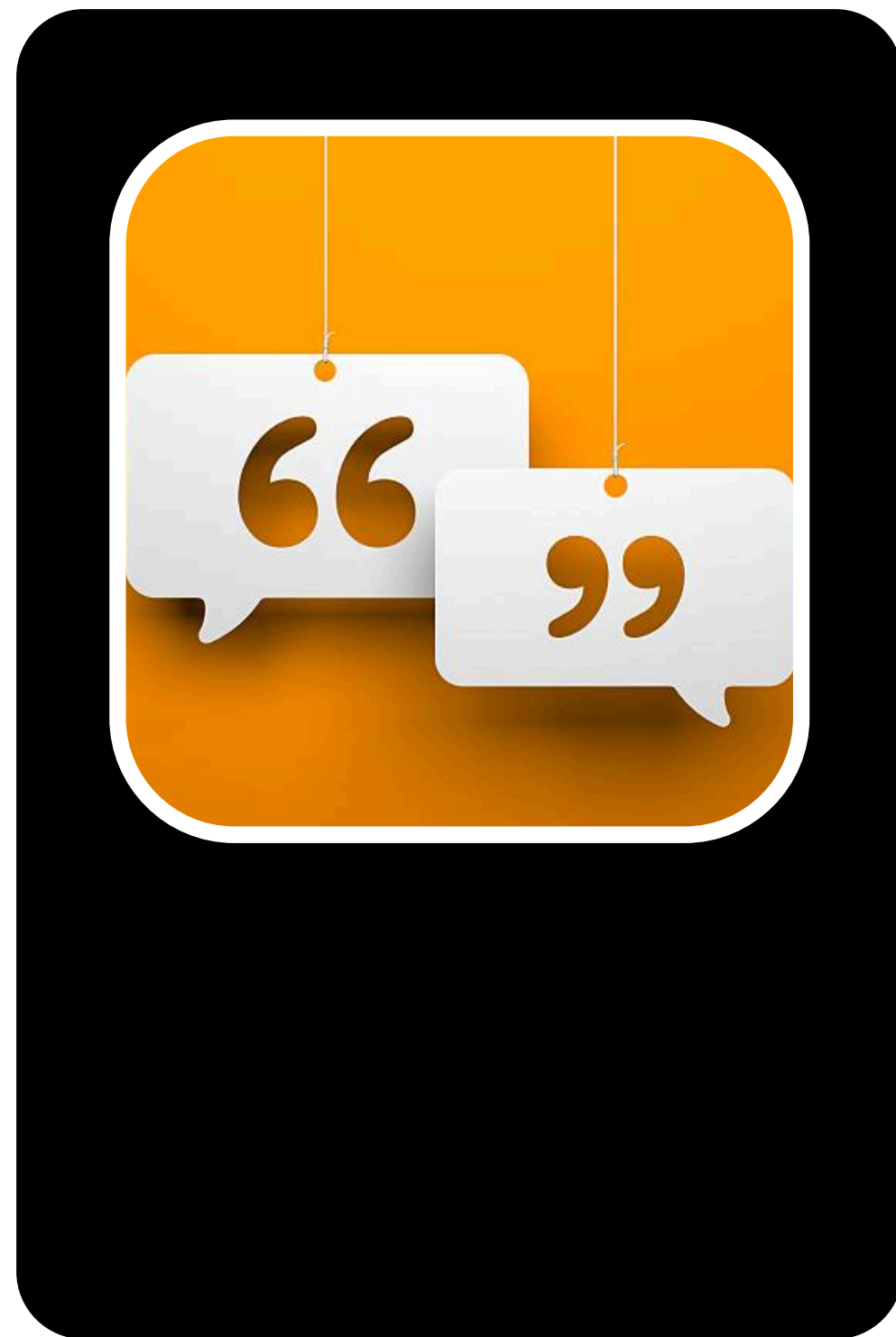
35-42 dB
32-38 dB
30-36 dB



COMMUNITY IMPACT

Complaint Resolution:

- Formal complaints before: 60+ over 2 months
- Formal complaints after: 0 over 9+ months
- Litigation threats before: 3 residents Litigation threats after: 0 100% resolution rate



RESIDENT TESTIMONIALS

Building 160, Unit 303 (Most Vocal Complainant): *"We cannot believe the difference. We were skeptical any barrier could work, but we can now sit on our balcony and barely hear the games. The HOA did the right thing."*

Building 157, Unit 308 (Work-from-home Professional): *"I can now work from home with zero disruption. Even with my balcony door open, I hear nothing. The investment was worth every penny"*



KEY TAKEAWAYS

- Complete resolution of 60+ complaints and 3 litigation threats
- 75% noise reduction verified by post-installation testing
- Saving \$200K+ property value protected from noise-related depreciation

- Zero ongoing complaints 9+ months after installation
- Courts transformed from liability to amenity generating revenue
- 300-500% ROI through cost avoidance and value protection