

2901 Flamingo - Tech Walkthrough

Date & Time: 2026-04-06 09:15:40

Location: [2901 Flamingo Dr. Miami, FL]

Customer: [Adam Portnoy]

Overview

The consultation centered on modernizing and simplifying a residential technology ecosystem—audio/video, networking, security/access, cameras, HVAC, shades, and home automation—prioritizing reliability, ease of use, serviceability, and aesthetics. The goal is a unified Control4 (“C4”) experience primarily via phone and key wall interfaces, complemented by handheld TV remotes, with minimal wall clutter and robust uptime (~99%). Key initiatives include redundant networking (AT&T primary for lower latency; Breezeline backup and cable TV), consolidating control for gate/doorbells/pool/cameras/HVAC (Lennox/Nest considerations), upgrading failing speakers, resolving projector misalignment and ambient light issues, potentially replacing projection with a bright, art-capable panelized display, improving access control with 2N keypads and door strikes, and migrating unreliable Hunter Douglas shades to highly reliable Lutron solutions. Coordination with the interior designer and spouse (Ellica) will guide layout, finishes, and service access.

Background

- The property has solid structured wiring from prior installations, enabling upgrades with limited demolition. Legacy systems include Control4, Lennox DX HVAC thermostats, Hunter Douglas shades, multiple TVs (including a kitchen TV), in-wall iPads for Control4, cameras, and access systems. Some enterprise-grade tech was replaced by prosumer gear.
- Networking: AT&T preferred for lower latency; Breezeline for backup and cable; Breezeline boxes can function over any internet. Monthly cost target: \$160 total after intro rates.
- Control4 will serve as the unified platform; newer versions reportedly stabilized and are used by the consultant personally. The client controls ~90% from phone, with handheld remotes in TV zones; remove unused wall electronics and ensure maintenance-friendly access.
- AV: Prior set-ups included an indoor sports wall and outdoor projection. The current projector is far off-center causing trapezoid distortion, with ambient light washing out images. A drop-down screen is considered to preserve wall art, but the preferred direction is a high-brightness, modular “video wall” framed as art (120–220 inches) for daylight resilience, with audio routed to in-

room speakers. Showrooms/demos available in Fort Lauderdale and Norwood; an example large panel install was cited at five weeks.

- Access: Desire for consistent door/gate access via 2N keypads, door strikes, clickers for vehicles, and Control4 notifications; improved camera angles and AI analytics for faster event review.
- HVAC: Fragmented control with Lennox thermostats; some zones accessible in Control4, others requiring physical travel. Consider Nest compatibility and Control4 integration, recessed temperature sensors, relocating thermostats near air handlers, and small Control4 touchscreens to reduce wall clutter.
- Shades: Hunter Douglas reliability (75–80%) is inadequate; prefer Lutron (targeting 95–99% reliability) with percentage-based scheduling and tight Control4 integration.
- Stakeholders: Client, spouse (Ellica), interior designer, integrator team (including Adam Zell and Frank), HVAC vendor, gate vendor (Paul), household users.

Pain Points

- System complexity, unreliability, and poor serviceability: Quarterly malfunctions, inaccessible equipment (e.g., hidden panels), and frequent resets cause frustration and high service overhead.
- Networking/onboarding challenges: AT&T personal info requirements may delay setup; need predictable redundancy and uptime (~99%).
- HVAC fragmentation with proprietary Lennox: Inconsistent zone control and limited Control4 integration degrade user experience.
- Projection geometry and ambient light: Off-center projector and glare produce skewed, washed-out images; inputs unreliable and shutdowns occur.
- Limited voice control with cable boxes: Breezeline Evo/TiVo has negligible voice integration with Control4; streaming via Apple TV/Roku is fine.
- Access control inconsistency: Prior owner's changes led to mixed systems; lack of clickers and standardized codes creates entry friction and delivery issues.
- Camera visibility and analytics: Poor door camera angles and limited AI increase review time and reduce situational awareness.
- Shade reliability: Hunter Douglas shades fail to respond consistently; battery maintenance and limited integration impede automation.
- Legacy AV failures: Nonfunctional speakers, layered/aging screens, and suboptimal TV placement degrade experience.

Expectations

- Unified Control4 experience with simple, reliable wall controls and phone-first usage:

- Integrate gate, doorbell, pool, cameras, HVAC (as feasible), music, and AV.
- Provide handheld remotes for TV zones; route TV audio to room speakers; retain cable TV.
- Remove unused wall electronics; maintain essential touchpoints (Control4 keypads, small touchscreens, mounted iPad minis on a dedicated house account).
- Robust redundant networking:
 - AT&T as primary for latency; Breezeline backup/cable; dual-WAN failover targeting ~99% uptime and predictable \$160 monthly cost; address AT&T onboarding challenges.
- HVAC integration or sensible fallback:
 - Map zones (“three in here, and one in the kitchen”), replace/bridge Lennox stats with Control4-compatible options (Nest evaluated), deploy recessed temp sensors, relocate thermostats near air handlers, and unify control via Control4 screens.
- Daylight-resilient, art-capable display:
 - Prefer a modular panelized display (120–168–220 inches) framed as art with bright daytime performance; if projection remains, reposition projector to center and use a drop-down ALR screen; integrate audio.
- Access and cameras:
 - Standardize 2N keypads and door strikes; enable vehicle clickers; implement visitor/staff/delivery codes with schedules and logging; improve camera angles (e.g., 30° tilt) and add AI tagging (person/vehicle/LP).
- Shades:
 - Migrate to Lutron for high reliability and percentage-based scheduling; integrate scenes and wall keypads; reduce battery reliance.
- Success metrics:
 - Reliable operation without quarterly malfunctions; seamless app and wall control; minimal service visits; ~99% network uptime; watchable daytime viewing; quick camera event retrieval; consistent shade execution; clear access governance with auditability.

Other Information Summary

- The client prefers phone control ~90% of the time; handheld remotes for TVs; simple wall access for locks/temperature/lights/shades with keys and

passcodes “like in Boston.”

- Serviceability-first design: accessible racks/panels, labeled cabling, modular enclosures, maintenance clearances; avoid hidden components requiring major disassembly.
- Speakers likely need replacement; aesthetic preference for white, blend-in; no strong mandate to hide speakers fully.
- Interior designer and spouse (Ellica) will guide finishes, framing/wood slats for feature wall, furniture layout, and concealment (soffit/box for projector).
- Municipal ordinance may affect call station placement; verify permits/fines.
- Control4 may integrate alarm with effort; cameras include outdoor coverage and 2N device with built-in camera; add indoor cameras under customer’s exclusive control.

To-Do List

- Provide a simplified Control4 system design integrating gate, doorbell, pool, cameras, HVAC (as feasible), music, and AV; document device inventory, wiring maps, and access points.
- Develop a redundant networking plan: AT&T primary, Breezeline backup/cable; specify dual-WAN failover/QoS tuned for Control4; address AT&T identity requirements; target ~99% uptime and \$160 monthly cost.
- Audit wall-mounted electronics/iPads; remove unused items; set up dedicated house email/iCloud and configure mounted iPad minis with Control4 app.
- Conduct speaker assessment and replacement plan with aesthetic options; ensure service access.
- Evaluate Lennox/Nest HVAC integration; provide Control4-compatible thermostat/interface list; plan recessed sensors and thermostat relocation near air handlers; map all zones.
- Design the feature wall solution: panel sizes (120–168–220 inches), brightness specs, art mode, framing/trim; coordinate with Ellica and interior designer; plan audio routing to room speakers.
- If projection remains, inspect and relocate projector to center; specify ALR drop-down screen and mounting hardware; calibrate for ambient light.
- Configure Control4 voice activation with Apple TV/Roku; research Breezeline Evo/TiVo voice feasibility (likely <1%); confirm multi-room sharing for four cable boxes.
- Standardize access: coordinate with gate vendor (Paul) to enable in-car clickers; specify 2N keypad replacements; wire/validate door strikes; define visitor/staff/delivery code schedules and Control4 notifications/chimes in selected zones.
- Design camera upgrades: AI-enabled analytics, improved door angle ($\approx 30^\circ$ tilt), cover uncovered area; integrate feeds into Control4; maintain indoor cameras

under client control.

- Plan shade migration: audit Hunter Douglas, propose phased Lutron deployment with percentage-based scenes; integrate wall keypads and Control4 programming; prefer wired power.
- Document serviceability standards: access panels, driver locations, maintenance procedures; enable remote monitoring and preventive maintenance checks.
- Schedule showroom/demo visits (Norwood/Fort Lauderdale) to review panelized display options and finishes; finalize living room/kitchen TV placements and replacements.