

Hello Condo Owners,

I have detailed a short rundown of the status of the work.

1. Building Painting/ Stucco repair

The work is 95% done. We only have the north side to repair and paint. You will see the company finishing as you enter the building.

2. Concrete restoration of the pool deck, floors 1 and 2, garages, and both pool bathrooms

The engineering for the pool and pool deck are moving along. Ganem Engineering is planning to do one more inspection and marking before they will develop the bidding specifications and drawings package to get prices from the contractors. They are planning to present to the board for approval on November 16th. We will make any necessary changes or corrections and return the package to Ganem to correct the drawing. Then, we can mail out the Documents to the contractors.

3. Elevator Modification

Currently, we found many discrepancies with the work from Otis Elevator. We took a lot of pictures of the lousy preventive maintenance they were providing us, demanding proper service of all five systems. Elevator #4 was repaired after a full year of shut down by the Nouveau Elevator Company. Otis Elevator was trying to sell us a new machine unsuccessfully and after we had Elevator #4 running, they called Miami Dade to shut it down for a weight Inspection. Since the inspection passed, they requested five years through inspection too. All the inspections passed, and the Miami Dade inspectors allowed us to operate elevator #4. Now we are going after Otis to compensate us for a year of shutdown and other service charges they never performed. We are considering using a different company for service, but it takes time to have all the legal documents in order.

All the Board members will receive bids for elevators and will be able to get familiar with the scope of work and prices before they will be selecting the installer company, probably on November 9th at the board meeting which will be announced. We will try to implement a video recording and will send it to all condo owners for review too.

4. Generator Replacement

There is no actual load yet. We were very busy with the Otis Elevator getting parts for a "vintage and obsolete" elevator as Otis told us. So, by getting involved with the parts and actual service, writing numerous emails, documenting with pictures, and showing them that almost all the parts are available for much less than charged, we were able to push them to spend some time and get the elevators running much better so that we can stretch them to work until we will replace them.

5. Lobby Piping and Electrical

We are still looking for an architectural firm to survey the lobby. Nothing was done on that project yet.

6. Pool Deck Beautification

We talked to several firms and all of them need structural drawings which will be prepared by

Ganem Engineering around November 16.

7. Roof

One more Contractor surveyed the roof and supplied us with the specification of a coal tar roof. We are getting together the bid package to mail in the next several weeks to the contractors.

8. Security Cameras

Currently, the project is in the developing stages.

9. Garbage Compactor and Garbage Chute replacement

Right now we are reviewing the prices for equipment, garbage chute steel installation, fire protection sprinkler removal, and reinstallation of the new one. After that, we have to come up with the scope of work so that we can compare apples to apples in terms of the bids from every contractor so there are fewer surprises along the line.

10. Building Sign

No work was done on this project.

11. Balcony concrete repairs and waterproofing project

The material was ordered and received and in the following week, you will see our maintenance crew starting repairs on the balconies.

12. Financing

All the required documents were supplied to the bank for a loan amount pre-approval. We are awaiting further instructions from the bank.

13. Fire Safety

Since 2015, a lot of fire safety codes have changed, and we are required to meet these changes in a timely manner. Because these changes are extremely costly, we have hired a specialist on this matter. Attached you will find the engineer report about this project.

Thank you,

Lev Solodovnik
Solo Consulting Services LLC, Owner