

WORKSHOP FOLLOWING THE JANUARY 9TH, 2025 MEETING

40 YEARS RESTORATION WORK IN REGARD TO OUR TWO BUILDINGS

Invited Guests: Jeff Olson (CAM, CCM), Alexis Valesquez (TRC), Donata Williams (TRC)

The work required for the 40 years inspection approval on the 7100 building has begun. We will have a decision to make for the future inspection for the 7200 building.

There are two ways to obtain the engineering approval of the 40 years report inspection. One of them is the Visual inspection and the other is the Visual + Full Sound inspection. The Visual only entails having an extensive look at every inch of the building and, if the engineer sees a crack, the stucco will be removed and repaired. In the Visual + Full Sound inspection, the engineer will knock on every inch of the stucco and when it sounds like there is a space between the concrete and the stucco, the stucco will be removed and repaired.

The second option is a more in-depth method, and therefore more invasive. It was decided to do the full sound on the front façade of building 1. In Felix's opinion (our manager), seven years ago when the building was painted, the sides and the back of this building were done with full sound and should not need to be redone at this time.

There is another issue for our buildings which is the Post Tension Cables (PTC). Post-tension cables are steel cables that are used to strengthen concrete slabs. They are placed in concrete after it has cured and then tightened to create a compressive force that counteracts the tensile forces the structure will experience. The only way to check them is to break the stucco, where the ends of those PTCs are, and to examine their condition. The engineers told us that buildings with PTC are common in Florida.

For building 7100, it was decided to inspect samples of those PTC ends on the balcony façade, to have an opinion for the entire building. It is not done yet, but we should have results by Monday or Tuesday.

Next meeting, the Board will have to decide if 7200 should be done only Visual, or also with the Full Sound, knowing that the Visual only is the base requirement for the 40 year, but also knowing that the Visual alone will not detect as much as the Full Sound method.

And also, if the Visual does not detect problems that have to be solved before the 50 year inspection, then we will have to pay again for equipment mobilization, workmanship, etc...

It is impossible to know ahead of time what the difference in cost will be between the Visual and the Full Sound methods.

For now, we have spent half of the budget for that work. So, there will not be enough money on the budget to do the same on building 2. We may have to charge another Special Assessment.

Some owners ask about changing the color of the building. The board will have to check the governing documents.