FOXGLOVE CONDOMINIUM
1801 SOUTH SURF ROAD
HOLLYWOOD, FL 33019

MILESTONE INSPECTION REPORT
&
STRUCTURAL INTEGRITY RESERVE STUDY

VLC ONE
ENGINEERING & DESIGN SERVICES

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AUGUST 29, 2024

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August 29, 2024

Attn: Mark Surchin
Foxglove Condominium
1801 S Surf Road
Hollywood, FL 33019

RE: Property Name: **FOXGLOVE CONDOMINIUM**
Property Address: **1801 S SURF ROAD, HOLLYWOOD, FL 33019**
Folio Nos.: **514224NR**

MILESTONE BUILDING SAFETY INSPECTION AND STRUCTURAL INTEGRITY RESERVE STUDY

As the Engineer of Record (EOR) for FOXGLOVE Condominium I have personally performed several site inspections at this property to assess the overall structural condition of the building and evaluate the items required by the Florida Senate Bill SB 154 for Milestone Building Safety Inspection and Structural Integrity Reserve Study.

The findings, conclusions and recommendations along with the reserve study data are included in this report which is intended to satisfy Phase I Milestone per SB154 (Revisions to SB 4-D) requirements and facilitate public posting.

The following building components and systems were assessed and considered for the structural integrity reserve study for the next 10-year period:

- Roofs
- Load bearing walls
- Primary structural members as defined in Florida Statutes 627.706
- Floors
- Foundations
- Parking Garages
- Fireproofing & Fire Protection Systems
- Plumbing System
- Electrical System

- Waterproofing & exterior painting
- Windows and Exterior Doors
- Any item with a deferred maintenance expense or replacement cost that exceeds $10,000, if failure to replace or maintain negatively affects the building's structural integrity.

In summary, for the Building Safety Inspection, Florida SB 154 requires the following ((only the applicable provisions to FOXGLOVE Condominium are inserted below):

- Requires condominium association buildings that are three or more stories in height to have a "milestone inspection" of the buildings' structural integrity by an architect or engineer when a building reaches:
  - 30 years of age and every 10 years thereafter, or
  - 25 years of age and every 10 years thereafter if the building is located within three miles of a coastline.
- Requires, if a milestone inspection is required and the building's certificate of occupancy was issued on or before July 1, 1992, the building's initial milestone inspection to be performed before December 31, 2024.
- Requires that a phase one milestone inspection must commence within 180 days after an association receives a written notice from the local enforcement agency.
- Requires a phase two milestone inspection if there is evidence of "substantial structural deterioration" as determined by a phase one inspection.
- Specifies the minimum contents of a milestone inspection report.
- Requires inspection report results to be provided to local building officials and the associations and requires a professional engineer prepared summary to be provided to unit owners by mail and by email to unit owners who have consented to receive notices by email.
- Requires that the contract between an association that is subject to the milestone inspection requirement and a community association manager (CAM) or CAM firm must require compliance with those requirements as directed by the board.
- Requires the local enforcement agency to review and determine if a building is safe for human occupancy if an association fails to submit proof that repairs for substantial deterioration have been scheduled or begun within at least 365 days after the local enforcement agency receives a phase two inspection report.
- Provides that a willful and knowing failure by an officer or director of an association to have a milestone inspection performed is a breach of the officer's and director's fiduciary relationship to the unit owners.

- Gives unit owners the right to inspect and copy, as official records, the milestone inspection report and all other inspection reports relating to structural or life safety, and gives renters the right to inspect the milestone inspection reports.

- Requires associations to report to the Florida Division of Condominiums, Timeshare, and Mobile Homes (division) the number of buildings that are three stories or higher in height and the total number of units in such buildings on or before January 1, 2023, and requires the division to publish that information on its website.

- Extends the jurisdiction of the division to investigate complaints to include complaints related to the procedural completion of milestone inspections.

The Structural Integrity Reserve Study included in this report is not a typical "reserve funding plan" for 30-year period and it is specifically curtailed on the items mandated by the SB 154 for period 2025-2034.

1. **Indicate the manner and type of inspection forming the basis for the inspection report:**

   The following activities were performed during several visits as part of the Milestone Phase One Inspection:

   - Visually inspected the structural building components (as identified above under item 2) for evident signs of distress such as, rebar corrosion, concrete cracks, spalling, deflection, stucco delamination, etc.

   - No destructive or in-depth testing were performed and no concrete, tiles or stucco removing will be involved during this phase.

   - Visually inspected the building for soil subsidence, underground distress and foundation settlement issues.

   - Visually inspect all fireproofing and fire protection systems, mechanical, electrical and plumbing systems, exterior windows and doors.

BUILDING OVERVIEW

FOXGLOVE CONDOMINIUM is a 4-story building with 40 condo units built in 1964. Each floor occupies approximately 8,838 square feet (SF) for a total building area of 35,352 SF.

The building has one guest elevator and two stairwells on South and North side.

The ground floor consists predominantly of main entrance, lobby, mechanical and electrical rooms.

There is no underground or elevated parking garage but only ground parking lot on the West side of the building.

The building has flat concrete roof with modified bitumen membrane. There are several roof drains to divert the stormwater.

All units are enclosed with no balconies and aluminum single hung and sliding windows. The building's framed structure is composed of reinforced concrete block wall construction with poured concrete columns, beams and shear walls. Exterior finishes are stucco and paint. The elevated floors are reinforced concrete decks with waterproofing coating on top.

The visual inspection focused on the building exterior, walkways, stairways, and common areas. Soft tapping was performed to test stucco adherence to the substrates and/or concrete damage in various areas around buildings, catwalks slabs and ceiling, stairways, and structural supporting columns and beams.

2. **Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration and identify any recommended repairs for such deterioration:**

The building has received adequate routine continual maintenance and is considered to be in overall good condition. Observations of all concrete elements, structures and finishes revealed no indications of substantial structural deterioration.

It is my professional opinion that the building is structurally safe for its use under present occupancy.

The building has undergone complete concrete restoration, waterproofing, painting and roof repairs in the last 8 months. The roof is close to its life expectancy and needs to be replaced soon.

The stucco and finish coverings showed no substantial cracks and/or delamination. The building has undergone complete concrete restoration in 2024 under permit no.: B23-106694 and therefore there are no structural or even esthetic issues.

The exterior painting is brand new.

The windows and exterior doors are well maintained and properly anchored and sealed. All windows and exterior doors are impact resistant and compliant with current Florida Building Code 2023, 8th Edition. Due to exposure to sun, rain and salt, every 7-10 years the caulking around the windows and doors have to replaced.

The fire alarm system was updated and upgraded 2017 with all new components:

While the fire alarm system remaining life is estimated to 10 years, annual testing and maintenance is required and some routine costs could be incurred.

The electrical system is safe for continuous use under current occupancy as there are no electrocution, fire and/or life safety hazards. Even though some items are old they are properly labeled and maintained in full operational condition.

The plumbing system underneath the building has been completely replaced from cast iron piping in the last three months.

3. State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code (FBC) were observed:

The current 2023 Florida Building Code, 8th Edition, provides the following definition:

UNSAFE. *Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.*

DANGEROUS. *Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:*

1. *The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.*
2. *There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.*

SUBSTANTIAL DAMAGE. *For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.*

SUBSTANTIAL STRUCTURAL DAMAGE. *A condition where:*

1. *In any story, the vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 33 percent from its predamage condition; or*
2. *The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.*

There are currently no observed conditions indicating unsafe or dangerous conditions as defined in the FBC at all four buildings.

There are currently no visible structural damage and the overall structural condition of the buildings is sound. The building is structurally safe for its use under present occupancy. There is no imminent danger of collapsing or other life and safety hazards.

There are no evident signs of significant foundation settlement, soil subsidence or underground distress.

4. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration:

Currently, there are no areas or items that exhibit any damage and that require remedial or preventive repair. Routine annual inspection is recommended to identify any normal wear and tear issues and address them as they occur.

The Association had implemented annual maintenance program and they are using several contractors for different specialties to inspect and address any issues. Even before this mandate for Structural Integrity Reserve Study, the Association has maintained a solid reserve fund for all buildings and property needs.

The items that require replacement in the next 10-15 years are discussed in the Structural Reserve Integrity Study later in this report.

5. Identify and describe any items requiring further inspection:

Based on the condition of the buildings, there is no "substantial structural deterioration" and therefore, Phase 2 Milestone Inspection is not required and nor has been performed.

6. STRUCTURAL INTEGRITY RESERVE STUDY

In general, a reserve study is the art and science of anticipating and preparing for an association's major common area repair and replacement expenses. Partially art, because projections about the future are made. Partially science, because the work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

Reserve contributions are not "for the future". Reserve contributions are designed to offset the ongoing, daily deterioration of the reserve assets. Done well, a stable, budgeted reserve funding plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

The Florida SB 154 stipulates the following for Funding of Reserves for the Continued

Maintenance and Repairs of Condominium Buildings:

- Requires condominium associations to complete a structural integrity reserve study every 10 years for each building in an association that is three stories or higher in height.
- Requires associations existing on or before July 1, 2022, that are controlled by non-developer unit owners to have a structural integrity reserve study completed by December 31, 2024.
- Defines "structural integrity reserve study" as a study of the reserve funds required for future major repairs and replacement of the common elements based on a visual inspection of the common elements.
- Requires the study to include a visual inspection, state the estimated remaining useful life, and the estimated replacement cost of the roof, load bearing walls or other primary structural members, floor, foundation, fireproofing and fire protection systems, plumbing, and any item with a deferred maintenance or replacement cost that exceeds $10,000.
- Requires the visual inspection to be performed by a person licensed as an engineer or an architect.
- Provides that it is a breach of a board member or officer's fiduciary duty if an association fails to complete a structural integrity reserve study.

The Structural Integrity Reserve Study is based only on the existing buildings components condition, lifetime expectancy and current cost (with inflation adjustments for future price escalation) and not for compliance with the current Florida Building Code 2023, 8th Edition (and other applicable codes and standards).

The estimated replacement and repair costs have been based on industry standards, review of the association's past expenses and discussions with the maintenance staff.

The Structural Integrity Reserve Study (SIRS) is computed for the next 10-year period (2025-2034). For items that do not require replacement within this time interval there is no cost included.

The cost for concrete restorations is estimated for normal wear and tear conducive to cracks, spalling or stucco delamination. It is not anticipated that major concrete restoration repairs will be needed for the next 15-20 years. This excludes of course any major hurricane or weather event that could negatively impact the building envelope and structural elements.

Waterproofing refers to balconies and exterior painting refers to the entire building.

Plumbing piping and appurtenances repairs include water, sewer and stormwater mains and any item serving the building main feeders. None of the interior condo units piping, valves, fixtures are included in the SIRS as these are the responsibility of the unit owner.

Electrical systems, equipment and components repairs include only the major and main ones serving the entire building. No electrical items from inside the condo units such as electrical panels, wiring, conduits, light fixtures, etc. are included in the SIRS as they are the responsibility of the unit owner.

Windows and exterior doors refer to only the common areas (i.e., lobby, meeting room, gym, laundry room, etc.) and not each unit windows.

Pool equipment is not included in the SIRS as failure of such items would not affect negatively the building's structural integrity.

The estimated SIRS funds required for the next 10-year interval are tabulated in tables 1 and 2 below.

TABLE 1 - ESTIMATED STRUCTURAL INTEGRITY RESERVE FUNDS

ITEM	Quantity	Unit Cost $	Normal Life (Years)	Estimated Remaining Useful Life (Years)	Estimated Replacement or Repairs Cost $	Estimated Reserve Fund Per Year (2025-2034) $	TOTAL (10 Year)
ROOF	8,840 SF	$25	20	7	$221,000	$22,100[1]	**$221,000**
CONCRETE REPAIRS ON STRUCTURAL ELEMENTS	LS	Varies	20	5[2]	$20,000	$20,000[2]	**$200,000**
FIREPROOFING & FIRE PROTECTION	LS	Varies	35	10	$2,000[3]	$2,000	**$20,000**
PLUMBING SYSTEM	LS	Varies	50	10[4]	$50,000	$5,000	**$50,000**
ELECTRICAL SYSTEM	LS	Varies	30	10[5]	$50,000	$5,000	**$50,000**
WATERPROOFING & EXTERIOR PAINT	LS	Varies	10	10	$150,000	$15,000	**$150,000**
WINDOWS & EXTERIOR DOORS	LS	Varies	15	5[6]	$10,000	$1,000	**$10,000**
					TOTAL	**$70,100**	**$701,000**

1 – Roof does need to be replaced within next 1-2 years
2 – Estimated time for next repairs or annual maintenance due to typical wear and tear
3 – Estimate cost for annual maintenance and normal wear and tear repairs
4 – Estimated cost to replace common plumbing system, not each condo unit individual
5 – Estimated cost to replace common electrical system, not each condo unit individual
6 – Refers to 5-year for caulking replacement

The values in Table 1 above are based on normal wear and tear and typical maintenance and repairs costs for the listed items. They do not take into account any major hurricane event or other acts of God that could seriously compromise the roof, the building structure (columns, beams, walls, balconies, etc.), windows, doors, exterior painting, electrical system, plumbing system, etc.

Table 2 below accounts for the required annual inflation factor of 3% and it shows the adjusted reserve amount to be collected each year from 2025 to 2034.

TABLE 2 - RESERVE FUNDS WITH 3% INFLATION FACTOR PER YEAR

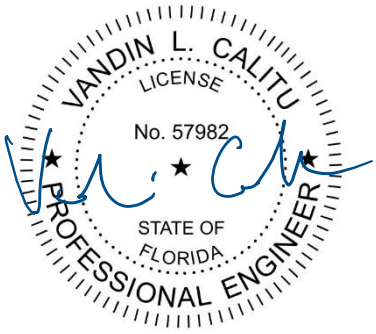
2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
$70,100	$72,203	$74,369	$76,600	$78,898	$81,265	$83,703	$86,214	$88,801	$91,465	**$803,618**

The total amount that the Association has to collect from 2025 to 2034 is $803,618. It is the Association's duty to compute the monthly payment per unit based on their bylaws requirements (i.e., cost based on square footage, number of bedrooms, etc.).

As per the Florida Senate Bill 154, it is a breach of a board member or officer's fiduciary duty if an association fails to collect the annual amount included in the structural integrity reserve study.

Please feel free to contact me with any questions or comments regarding this report.

Very truly yours,



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