

Redington Place Condominium Board of Directors Meeting 8/18/22

Location of Meeting: Town Hall Public Meeting Room- Town of Redington Beach.

Present at the meeting and establishment of quorum: Quorum established as >3 board members were present. Present were: Scott Vignery, Ameritech LLC; Cheryl Saccone-Albritton (president); Michael Longino (VP); Robert Matacchiero (Treasurer); Sal Licciardi (Secretary); Brad Henningsen. Lee Levoir, Biller Reinhart engineering firm; Jeremy and Donny Morelock from CPR contracting; Susan Reiter (Engineering project special liason)

Owners present in person or via zoom connection: Nancy Licciardi 101; David Meinhart (302), Dru Albano and Jerry Diehr (205); Tonya Labarvera (103); Tony Gayoso (105); Chris Montego, via zoom for Kerry Heideman (303); Sean Pregibon (106).

Meeting called to order: At 12:38 PM the meeting was called to order by Board president Cheryl Saccone-Albritton.

Approval of Prior Meeting Minutes: The meeting minutes were circulated to the board for approval. Rob Matacchiero made a motion to approve, Mike Longino seconded the motion. The meeting minutes of 8/3/22 were approved by unanimous consent and are approved for publishing on the Association Website.

New Business:

- A. Introduction by President Cheryl Saccone-Albritton:** Since Cheryl had the attention of many of the owners at this meeting she reminded owners that they need not contact her with a problem but instead to SAVE TIME and notify Scott Vignery. Next, Cheryl introduced the rationale for the board undertaking the structural review by Biller Reinhart engineering. In a special session of the Florida Legislature in March of this year, Florida Law SB-4d passed both houses and became law. Cheryl mentioned here that this law will force condominium owners to undergo the most expensive 2 year period in Florida history. This law has 2 components:
- a. Milestone structural assessment: Must be undertaken by all condominiums in Florida that are 3 stories or higher. According to the law, if a Condominium is within 3 miles of the coast it must be inspected upon its 25th year and then every 10 years thereafter. If older than this, the Association must conduct its first milestone structural assessment by 12/31/24.
 - b. Structural integrity Reserve study: Coincident with the same 12/31/24 deadline (and not yet complete by our Condominium) is a much more extensive reserve study than what we at Redington place have performed in the past. This reserve study must await completion of the work being contemplated and discussed at this

board meeting. The reserve study has statutorily mandated 10 categories including Roof, Load bearing walls and other primary structural members, Floor, Foundation, fire proofing and fire protection systems, plumbing, electrical systems, Waterproofing and exterior painting, Windows (owner responsibility at Redington place but the caulking of all windows is in the scope being done by CPR), and "any other item costing 10k or more to replace (ie, our seawall) and failure to replace it when due would negatively impact any of the above systems.

Cheryl asked that all owners visit our website at www.redingtonplacecondo.com and look around. We now have a proactive Association partner in Ameritech and many of our documents are posted right there for easy access. Our building is 41 years old this year and therefore we must do a broad structural assessment. Our building was inspected by Lee Levoir's team at Biller Reinhart and the board proactively obtained this after the Surfside Building collapsed in Miami last year. This aggressive move placed us way ahead of the expected deluge of older condominiums that must meet the statutory requirements of SB-4d. We were probably 8 months ahead of every other condominium in performing the first requirements, even before they were codified into law. The board received 5 bids as discussed in prior minutes and used a meticulous elimination process to choose what we believe to be the best contractor for our job. CPR construction group fit the bill for us as Cheryl explained. They can start our project PROMPTLY, keeping us out of the perils of Hurricane season. They can begin the project starting on or about November 1 of this year and are projected to finish it by the start of hurricane season (June 1 2023). The nearest competitor would not start until June of next year (at the start of hurricane season). CPR had offered to lock certain material costs (one of the largest fluctuating costs is currently paint- Sherwin Williams has agreed to lock CPR's cost on paint before a September 1 price increase if we sign the contract in a timely manner). Cheryl asked owners to hold questions until the end of the presentation.

B. Review of project by Lee Levoir: Lee's group performed the near completed Landmark structural assessment (at project completion by CPR, Lee will have to do very little else to what we have already done to comply with Florida Statute SB-4D). Lee mentioned that we are due for a paint project. Saltwater spray is detrimental to building envelopes up and down the beach. He noted significant stucco delamination on walls as well as columns. Also some localized concrete deterioration on balconies and walkways (localized). Of course, the first step is to identify spalling and delamination, then measure and quantify then VERIFY the quantities thru the engineering firm. This is a substantial value add in that we are paying the engineering firm 10% of project costs however, this is money well spent as they will verify the all important quantities that will be calculated as unit costs in the final breakdown of project costs. The vertical surfaces then are repaired, spalling identified and corrected, sacrificial anodes installed to arrest further spalling over a projected life of 20 years, stucco repaired, and repainted. Our horizontal surfaces pose a bit of an added challenge as we are "slab on pan" which places us in a precarious spot in terms of corrosion

susceptibility and our membrane protection. BillerReinhart has recommended what they feel to be a sound remediation plan for our type of construction

- C. Review of project by CPR (Donny Morelock):** CPR stated that, in performing our project, it is important to note that the ENTIRE SCOPE OF THE PROJECT (Corrosion identification, exposure, repair, resurfacing) will be accomplished in that particular part of the building before access equipment is relocated to a different part of the project. The Scope is completed "A-Z" in a particular area. The engineer provides 3rd party accountability. **Mike Longino** asked Donny to explain how communication will work during the project in terms of locations and logistics of the work to be completed. A job foreman will be present daily and will communicate with a "construction liason" whether that be a board member or other via email. Also a field manager who will be on site 3 x per week to be sure the means and methods of the work are done in accord with BillerReinhart specifications. Communication is paramount per Donny. They will advise if a weather issue arises necessitating a delay. If an issue arises on site affecting an owner, CPR will communicate an action plan within 24 hours. **Mike Longino** also wanted Donny to speak on "warranties". Donny states that their standards for performance are exceptional and they respect that this is our home. With 3rd party accountability, the engineers of BillerReinhart cross check all work and quantities. How are warranty claims handled? All warranty claims are thru CPR. If a product has an existing warranty, CPR will mediate with the product manufacturer to get the problem fixed. They view us a customer for life; as that is just a good business practice.
- D. Lee Levoir** added that we "are perfectly set up" and ahead of the game by taking an early and proactive stance on assessing building envelope and structure. We are "just ahead of the monsoon" being created by the demand of SB-4d.
- E. Questions from the owners/board:**
- a. **Jerry Diehr (205): Is there anything dangerous or imminent in terms of safety in our building?** No, not based on sounding of the columns and the visual inspection as yet performed. There is a chance that as we get into the work of the project it may become apparent that structural supports may be involved that require "shoring up" (supporting) while under repair.
 - b. **Cheryl relayed a question for Bill Caputi (301): He wanted to know if his January 2023 window replacement might be impacted by the work as contemplated.** Answer (Donny): Bill is in stack 1 on the south side of building. It will need to be brought up in a PRE-PRODUCTION MEETING in order to try to avoid conflict with items like this.
 - c. **David Meinhart (302):** Who is responsible for fixing the INTERIOR UNIT FINISHES if CPR's corrective work necessitates accessing subfloor concrete structure? Donny stated that is on the unit owner. There is place holder in our bid that was put in there to hold costs against the POSSIBILITY that monies will be required to provide interior unit protection. Lee urged owners not to "get bogged down

in that thought process” as there are many mitigation strategies that the contractors can take. **Mike Longino** stated that should disruption to a unit’s interior be necessary, the board and owner would work together toward a reasonable solution in collaboration with CPR.

- d. **Sal Licciardi (101):** The board noticed that clause 2 of the contract (conditions sheet) is contrary to the statement made by CPR to the board that prices would be locked at contract. Donny Morelock mentioned 20 plus products or so would be necessary during our project. Most of our costs are access and labor, which are fixed. There are several products that we can take advantage of price locking at contract signing and CPR would endeavor to make good on that promise. The largest of these is Sherwin Williams products. Mike noted it is in the best interest of the board to get that contract reviewed and signed. Also, Donny will make sure the condition sheet verbiage will be modified and re-issued to the board. Donny stated “there are several other products” for which we start “job accounts” at project signing.
- e. **Susan Reiter (206):** Do you account for any rain delays and do these cause us to incur cost? Donny from CPR replied: If there is a rain date, it will be documented and it is a zero cost change order simply done to allow the 210 day time clock to pause during a rain delay. This is important for calculation of Liquidated damages. In the case of a named storm requiring mobilization and demobilization of the access equipment, there would be a corresponding charge as listed (2500.00)
- f. **Brad Henningsen:** The board has decided that the Gemstone would be the surface coating for horizontal surfaces. Relative to building paint, it will be put up for a vote to the owners to retain the same color scheme (orange/yellow/cream) OR formulate a new scheme. Sherwin Williams might be able to assist with design but timing might be a problem as Sherwin Williams is short staffed with regard to labor.
- g. **Cheryl Saccone-Albritton-** Various schemes are possible and she shared some phototgraphs of possibilities that she thought might look nice. Owner participation encouraged.
- h. **Nancy Licciardi (101):** What are we doing with the large surface area of metal louvers on the East side of the building? The specs do not call for a repainting of those louvers at this time but they will be cleaned and pressure washed. If they were to be repainted, it would become an every 7 year maintenance item to be painted down the road. At the pre-construction meeting, Donny had noted that the original powdercoating was still in good shape and so it was elected

to just clean those and preserve the original powder coating (white) for now. We will have to work our paint scheme accordingly.

- i. **Unknown voice:** Did we pick a start date? Approximately November 1, providing the proper permits are in place.
- j. **Unknown voice:** How long is the "warranty"? Lee fielded this question. Take for example stucco repair. Chlorides already exist in the concrete. We are undertaking a repair of areas identified as having spalling. If down the road, a new area develops not originally repaired by CPR (despite the best state of the art mitigation during the upcoming project), this "future damage" would not be warrantable. We are slowing deterioration but the marine environment can be aggressive.
- k. **Sue Reiter and Robert Mattacheiro:** The board has been on top of this for approximately one year since the surfside collapse. The board was advised that based on the demands placed on Condo boards by SB-4d that getting ahead of the curve of demand and costs down the road was a prudent move and not one taken lightly in fiduciary responsibility for our owners.
- l. **Sean Pregibon:** Asked about noise of construction to be expected during the project scope? Answer (Donny Morelock): Yes, there will be noise expected (normal noise of construction). It is unavoidable and he advises landlords to be honest with renters and advise them of same. CPR does not allow loud music. Smoking is limited to the area of the construction trailer. CPR endeavors to keep the worksite clean. They want to be made aware of any problems promptly.
- m. **Sal Licciardi:** What is the life of the sacrificial anodes? Properties of concrete substrate effect life (for example how much chloride ions have penetrated the substrate). They are NOT USER SERVICEABLE and buried within the concrete repair, bonded to the underlying rebar to allow themselves to be consumed instead of our rebar. Lee notes the anodes are to protect the adjacent area to the patch, not the patch itself. Service life is measured in decades.

*****Mike Longino dismissed Lee and the CPR representatives as there were no additional questions from owners or board*****

*****Zoom connection for owners was maintained*****

New business (continued)

B. Cheryl Saccone-albritton continued her description of the 4 projects initially removed from the Contractor's scope of work. The board has contracted separately for some items which include stripping the failed epoxy coating off of the garage floor (sealing concrete and repainting stripes/unit #s), replacing the deteriorating dumpster access door, replacing the ground level seawall fencing, and new locksets/gates and security additions by virtue of a stainless cable system installed on the 4 garage openings on the north and south walls of the garage. These are included in the total assessment just passed. In addition, we will feature a new kayak rack storage and bike room. The new gates will exceed 8 feet making the gap impossible for the average person to fit through by scaling the gate. **Sue Reiter** asked whether or not the contractor was responsible for fixing concrete cracks. **Brad Henningsen** said he would check with the individual contractor whom he arranged to perform this work.

C. Mike Longino discussed the special assessment and how it was calculated. Scott Vignery will post the 5 bids, and the analysis done for the final 2 contractors. The total will be \$530,000 for the contracted work. Added to this is a 15% bid contingency to handle unexpected work costs, and 10% of the original project costs for engineering costs (to provide the 3rd party accountability as it relates to checking the work of the contractor). Add to this 30,000 for the garage floor, 13500 for the kayak racks and new beach and pool access gates and 8000 for the ground level pool and seawall gate fencing. **Rob Maticchiero continued to explain this in more detail.** We deducted 38,000 from the above total as this was allocated already in our painting reserves. The result was divided by 18 and passed as a special assessment. Rob explained that SB-4d will include a requirement to perform a Structural reserve study by 12/31/24 which will now include 10 statutorily mandated categories as described above that we will be forced by law to reserve for starting in fiscal 2025. The board strongly feels that this board has gotten out in front of Florida Statute SB-4d and, by performing the engineering study **prior to the actual passage of the law**, avoided the upward pressure on prices for engineering and skilled labor created by SB-4d.

D. Sean Pregibon asked why there was such a massive bid spread amongst the 5 bidders. **Sue Reiter** answered his question by stating that the very highest bidders clearly had enough work in front of them already and sometimes they will place a very high bid because they have worked with Biller Reinhart in the past and had been asked by them to bid. Nobody knows how much of this accounted for an almost doubling of the low to high bid spread but the board took what we felt were equally qualified but very disparate pricing schemes and acted fiducially to guard the interest of all owners in selecting CPR- a well suited and lower priced alternative to the higher bidders.

E. Dryer vent cleaning: Cheryl Saccone-Albritton discovered that a blocked dryer vent caused localized moisture leading to rusting of her dryer vent and water staining her drywall. **Sal Licciardi** had a large bird nest removed during his construction project last year. Blocked dryer vents are a major safety issue and fire hazard. Cheryl negotiated a great rate to have all the vents done at once. This will be

an ongoing expense of the association ANNUALLY from here on out. The dryer vents are scheduled for cleaning in September.

F. All unit owners are reminded to follow our condominium's rules and regulations. **Cheryl Saccone-Albritton reminded all unit owners that it is their responsibility to shut off the main unit water line to their units should they be gone for 72 hours or longer to avoid flooding adjacent units should they experience a plumbing leak.** In addition, PLEASE refrain from hanging clothing or towels anywhere on the outside balconies and advise all guests and renters of same. It is very unsightly. Advise tenants and guests to walk their pets in the pet area or gulf blvd. Also, please advise them which keys go where for what purpose and remind them that if they open an umbrella down at the pool area, they must close same before leaving the pool area. We just purchased new umbrellas and storms etc can damage an open umbrella due to wind gusts etc.

G. Sue Reiter asked if the board had approached our bank for financing options. Answer: Every owner must secure their own financing options. **Rob Maticchio also addressed a very important fine point on the special assessment charge to owners.** In discussions with the association attorney, it was recommended that, if we do somehow come in under budget in the final accounting of the proposed project, the balance of the unspent assessment will roll over to our reserves as we must be proactive in budgeting for future unmet expenses mandated by SB-4d.

At the conclusion of the meeting **Brad Henningsen** made a motion to pass a special assessment in the amount of \$36,695.00 per owner PAYABLE in either 1 lump sum or 7 equal monthly installments STARTING AT AROUND THE START DATE OF CPR'S PROJECTED START DATE OF NOVEMBER 1, 2022. This was seconded by **Mike Longino.** It passed with unanimous consent of all 5 board members and carries.

Cheryl Saccone-Albritton thanked all for their participation and meeting was adjourned at 2:20 PM.

Submitted by Sal Licciardi,

Board Secretary.