

Sandra McCready

From: Shani Minor
Sent: Monday, May 20, 2019 4:41 PM
To: kconstruct@gmail.com
Cc: Building Department
Subject: 19-526 / 8777 Collins Avenue # 808

Jacob,

Please be advised your please was reviewed and rejected by our Building Reviewer.

See comments as follows:

1. Application states to convert shower to handicap shower. Is shower existing or new?
2. Plans indicate exist tub to be replace by shower. Please clarify
3. Provide curb detail.
4. Provide existing plans demo.
5. Show type of shower existing location.
6. Are walls new?

Thanks,



Shani Minor
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 239
305-861-1302 fax
sminor@townofsurfsidefl.gov

Sandra McCready

From: Shani Minor
Sent: Wednesday, July 17, 2019 12:51 PM
To: jbringas23@yahoo.com; dvgbuilders@gmail.com
Cc: Building Department
Subject: 19-674 / 8777 COLLINS AVENUE #704
Attachments: STRUCTURAL COMMENTS.pdf

Good Morning,

Please be advised your plans was reviewed and rejected by our structural reviewer. See attachment.

Thanks,



*Shani Minor
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 239
305-861-1302 fax
sminor@townofsurfsidefl.gov*





PUBLIC RECORDS REQUEST FORM

Requests are filled in the order they are received, in accordance with the provisions of chapter 119, Florida Statutes.

(*Contact information although optional, is requested in order to be able to communicate to you that the documents are ready for review.)

Ref: 2018-0652-0002
*Name: A-1 TITLE SUPPORT SERVICES, INC.
*Address: P.O. BOX 55-7097
MIAMI, FL 33255-7097

Date: 05/03/18
*Phone: 305-594-3444
*Fax: 305-594-3399
*e-mail: a1mail@altss.com
CTFL019554 - FL01/14-9554

DETAILED DESCRIPTION OF DOCUMENTS BEING REQUESTED:

A. Type of Records:
Property Address: 8777 COLLINS AVE #303
Add'l Address:
R.E.Folio: 14-2235-025-0250
Property Owner: ENRIQUE H PARAFIORITI & PAULA CARINA K DE PARAFIORITI
Buyers: JAY MILLER

Legal Description:
CHAMPLAIN TOWERS SOUTH CONDO UNIT 303 OFF REC 11191-35 OR 20442-3194 0502 1
UNDIV .006347% INT IN COMMON ELEMENTS
COC 24617-2616 05 2006 1

For the referenced property, please provide a written response to the following:
HAS A 40/50 YEAR ELECTRICAL & STRUCTURAL CERTIFICATION BEEN ISSUED ON THIS PROPERTY?

YES or NO (circle one)

For the above referenced tax parcel, please perform a search of Department records for a 40/50 YEAR ELECTRICAL AND STRUCTURAL CERTIFICATION. Please fax your signed and dated response with the results of your search to us at 305-594-3399 and provide us with a copy of the Certification Letter, if one has been issued.

Please advise us if you are aware of any other departments we should contact for this information.

B. Specific Documents Requested: N/A
C. Specific Date or Time Period Records pertain to: N/A

PLEASE NOTE: If the nature of volume of the public records request is such as to require extensive use of information technology resources and/or extensive clerical or supervisory assistance when processing the request, the Town will charge, in addition to the actual cost of duplication, a special service fee, which may be collected as authorized by Chapter 119.07, Florida Statutes.

FOR OFFICE USE ONLY
PRR Received by:
Copy Outsourced? Yes No
If yes, Date Sent:
Date Completed:
Requestor Notified on:

PROCESSING FEES:
No. Copies:
8 1/2 x 11 Copy Fee @ .15/ea
Blue Print Copy Fee @ \$33 for up to 7 copies
8 or more @ \$4.50 /ea
Research Fee:
TOTAL CHARGE:
Payment Type: Cash Check
Receipt #

Sandra McCready

From: Kimberly Ruvin
Sent: Wednesday, June 5, 2019 11:02 AM
To: ALAN@IKEBEHAR.COM
Cc: Building Department
Subject: 8777 COLLINS AVE #410/PERMIT#19-581
Attachments: SKM_80819060511000.pdf

Dear Alan,

Please be advised that your plans have been rejected due to the attached comments. Please make corrections and submit for further review.

Thank you.



*Kimberly Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

From: konica754@townofsurfsidefl.gov <konica754@townofsurfsidefl.gov>
Sent: Wednesday, June 5, 2019 12:00 PM
To: Kimberly Ruvin <kruvin@townofsurfsidefl.gov>
Subject: Message from KM_808



TOWN OF SURFSIDE
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154

PLAN REVIEW COMMENTS WORKSHEET

Job Address: 8777 Collins Ave. - Unit #410	Permit No: 19-581	Processor: U. Fernandez	Date: June 4, 2019
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Note:

The following comments are based on a review conducted to the extent that the information on the plans allow. More comments may arise after these comments have been addressed.

Comments:

1. All corrections to be done on originals no ink corrections accepted. Cloud and date all corrections and make reference.
2. Provide list of response to comments. (Answer Sheet) showing location of each correction (sheet number).
3. Provide square foot area and type of work on Permit Application.
4. Please submit Floor Plan and indicate location of proposed repair.
5. Show method and/or provide detail of repair.
6. Provide information of required sound proofing.
7. This review has been conducted to the extent that the information on the plans allow. Further comments may follow.

Sandra McCready

From: Kimberly Ruvin
Sent: Monday, May 21, 2018 1:01 PM
To: LAZ@TAMIAMIPLUMBING.COM
Cc: Building Department
Subject: 8777 COLLINS AVE #111/PERMIT # 18-565
Attachments: img20180521_12453168.pdf

To whom it may concern,

Please be advised that our Chief Plumbing Inspector has reviewed your building permit application and has rejected it. I have attached his comments for you and request that you make all necessary corrections and submit for further review. Please also be advised that your contractor's registration has expired and you will need to renew as well as show proof of all updated licenses prior to permit being issued.

Thank you.



*Kim Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

TOWN OF SURFSIDE
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154

PLAN REVIEW COMMENTS WORKSHEET

DATE 5/16/18 NAME OF JOB _____

ADDRESS 8777 Collins III TYPE OF CONSTR. _____

① PROVIDE PLUMBING SCOPE OF WORK ON PLANS, IT DOES NOT MATCH WORK DESCRIPTION ON PLANS (SHOWER).

② PROVIDE JOB ADDRESS AND UNIT ON PLANS.

RCL
5/16/18

Sandra McCready

From: Kimberly Ruvin
Sent: Thursday, July 12, 2018 1:43 PM
To: AFSPERMITS@BELLSOUTH.NET
Cc: Building Department
Subject: 8777 COLLINS AVE #209/PERMIT #18-475

To whom it may concern,

Please be advised that your plumbing permit has been approved and is ready for pick up.

Thank you.



*Kim Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

Sandra McCready

From: Kimberly Ruvn
Sent: Tuesday, April 16, 2019 10:30 AM
To: Daniella Posada
Cc: Building Department
Subject: 8777 COLLINS AVE #807/PERMIT#19-103
Attachments: SKM_80819041610190.pdf

To whom it may concern,

Attached, please find the most recent comment from Building Official. Please make corrections and submit for further review.

Thank you.



*Kimberly Ruvn
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

From: konica754@townofsurfsidefl.gov <konica754@townofsurfsidefl.gov>
Sent: Tuesday, April 16, 2019 11:20 AM
To: Kimberly Ruvn <kruvin@townofsurfsidefl.gov>
Subject: Message from KM_808



TOWN OF SURFSIDE
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154

PLAN REVIEW COMMENTS WORKSHEET

Job Address: 8777 Collins Ave. - Unit 807 Permit No: 19-03 Processor: U. Fernandez Date: April 12, 2019

Note:

The following comments are based on a review conducted to the extent that the information on the plans allow. More comments may arise after these comments have been addressed.

Comments:

1. All corrections to be done on originals no ink corrections accepted. Cloud and date all corrections and make reference.
2. Provide list of response to comments. (Answer Sheet) showing location of each correction (sheet number).
3. Please show on plans current Florida Building Code 2017 (6th Edition).
4. Please show on plans level of alteration as per the Florida Building Code – Existing Building.
5. Please provide proper scope of work to include all work being done.
6. Please verify Section 1 on sheet A-1 not properly referenced.
7. A minimum of 2 x 4 horizontal wood member, securely fastened to not less than two such studs, shall be installed for the attachment of each wall hung plumbing fixture and wall cabinet as required.
8. Please show compliance with minimum sound transmission classification as per **FBC 1207.2**.
9. The wall area above built-in tubs with installed shower heads and in shower compartments shall be constructed of smooth, noncorrosive and nonabsorbent waterproof materials to a height not less than 6 feet above the room floor level as per **FBC R307.2**.
10. Glazing in doors greater than 9 square feet shall be Category II as per **FBC Table 2406**.
11. Please provide a complete Wall Legend to properly identify all wall types.
12. Please show on plan adjacent spaces, corridor and/or units.
13. This review has been conducted to the extent that the information on the plans allow. Further comments may follow.

Sandra McCready

From: Kimberly Ruvin
Sent: Wednesday, April 11, 2018 11:09 AM
To: permits@coolairusa.com
Cc: Building Department
Subject: 8777 COLLINS AVE #1007/PERMIT#18-480

To Cool Air USA,

Please be advised that your permit is ready to be picked up. Your permit fee is \$182.68 plus a renewal fee for contractor's licenses of \$100. Thank you and have a nice day.



*Kim Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

Sandra McCready

From: Kimberly Ruvin
Sent: Thursday, September 26, 2019 10:50 AM
To: info@mrglasswindows.com
Cc: Building Department
Subject: 8777 COLLINS AVE #1009/PERMIT#18-761

To whom it may concern,

This letter is to inform you that the above mentioned permit to install 3 sliding glass doors has expired. A final building inspection was never performed, therefore you will need to renew the permit in order to call in for a final inspection and close it. Please feel free to contact the building department if you have any questions or concerns regarding this matter.

Respectfully,



*Kimberly Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

Sandra McCready

From: Kimberly Ruvin
Sent: Friday, September 28, 2018 11:24 AM
To: dvgbuilders@gmail.com
Cc: Building Department
Subject: 8777 COLLINS AVE #1111/PERMIT#18-862
Attachments: SKM_80818092811200.pdf

To whom it may concern,

Your plans have been rejected by our Structural engineer based upon the attached comments.

Respectfully,



*Kim Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*



TOWN OF SURFSIDE
9293 Harding Avenue
Surfside, Florida 33154

STRUCTURAL REVIEW WORKSHEET

Date: 9/27/18

Property Owner and Address:

8777 Collins Ave. #1111
18-862

Description of work: 1/2 Sliding Glass Door.
Replace Windows Impact

Review Hours: 1/2 HR

Must Plans be resubmitted: Yes No

Approved Disapproved

Comments:

PLEASE SEE ATTACHED COMMENTS.

 9/27/18

ALI ARBAB, STRUCTURAL ENGINEER

STRUCTURAL COMMENTS

September 27, 2018

Town of Surfside
9293 Harding Ave.
Surfside, FL 33154

RE: **8777 Collins Ave.**
Surfside, FL 33154

Comments:

- 1 - Based on your submitted pressure table, pressures for 23.66 S.F. would be more than + 60.8 and -60.5 p.s.f. and +/-60.0 p.s.f. design pressure rating indicated on your submitted NOA is less than the calculated pressures. Please check these pressures for the sliding glass doors.



Ali Arbab, P.E.
For The Town of Surfside

AA/aa

C:/AA/StructuralComments8777 collins ave. w&d



TOWN OF SURFSIDE
 9293 Harding Avenue
 Surfside, Florida 33154

STRUCTURAL REVIEW WORKSHEET

Date: 9/13/18

Property Owner and Address:

8777 Collins Ave
18-862.

Description of work: Impact sld glass, 1 impact window

Review Hours: 1 HR

Must Plans be resubmitted: Yes No

Approved Disapproved

Comments:

FOR SLIDING GLASS DOOR PLEASE
(?) CHECK TRIB. AREA BASED ON PANEL WIDTH
& PANEL HEIGHT. WE CANNOT FIND NOA. 17-0420.1A ✓
ALL OTHERS ARE ACCEPTED

Ali Arbab
 ALI ARBAB, STRUCTURAL ENGINEER

9/15/18

Sandra McCready

From: Kimberly Ruvin
Sent: Wednesday, April 18, 2018 10:56 AM
To: swindsconstruction@gmail.com
Cc: Building Department
Subject: 8777 COLLINS AVE UNIT 209/PERMIT #18-475

To whom it may concern,

Please be advised that your plans have been rejected until we receive an executed contract which we require for value verification. Please don't hesitate to contact us if you have any further questions.



Kim Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov

Sandra McCready

From: Kimberly Ruvin
Sent: Tuesday, August 21, 2018 11:10 AM
To: RROBLETO@MRGLASSWINDOWS.COM
Cc: Building Department
Subject: 8777 COLLINS AVE

Dear Mr. Robleto,

I am pleased to inform you that your windows and doors permit has been approved and is ready for pick up.

Thank you.



*Kim Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

Sandra McCready

From: Kimberly Ruvin
Sent: Friday, May 18, 2018 10:31 AM
To: electrical.masters@yahoo.com
Cc: Building Department
Subject: 8777 COLLINS AVE/#902

To whom it may concern,

Please be advised that your Electrical permit is ready to be picked up and your permit fee is \$84.00.



Kim Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov

Sandra McCready

From: Kimberly Ruvin
Sent: Friday, March 29, 2019 12:00 PM
To: Daniella Posada
Cc: Building Department
Subject: 8777 COLLINS AVE/PERMIT#19-103
Attachments: SKM_80819032911550.pdf

Dear Daniella,

Attached please see most recent electrical comments for firewall revision.

Respectfully,



*Kimberly Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

From: konica754@townofsurfsidefl.gov <konica754@townofsurfsidefl.gov>
Sent: Friday, March 29, 2019 12:56 PM
To: Kimberly Ruvin <kruvin@townofsurfsidefl.gov>
Subject: Message from KM_808

TOWN OF SURFSIDE
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154

PLAN REVIEW COMMENTS WORKSHEET

DATE 3/26/19 NAME OF JOB 19-103

ADDRESS 8777 COLLINS TYPE OF CONSTR #802

ALL ELECTRICAL REVISIONS MUST
BE ON THE ELECTRICAL PAGE AND NOT PAGE
A-1.

Lined area for handwritten comments.

Sandra McCready

From: Kimberly Ruvin
Sent: Friday, February 15, 2019 10:57 AM
To: YSERRANO@QUAMEC.NET
Cc: Building Department
Subject: 8777 COLLINS AVE/PERMIT#19-238
Attachments: SKM_80819021511540.pdf

Dear Yana,

Attached, please see structural comments as per our earlier discussion.



Kimberly Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov

From: konica754@townofsurfsidefl.gov <konica754@townofsurfsidefl.gov>
Sent: Friday, February 15, 2019 11:55 AM
To: Kimberly Ruvin <kruvin@townofsurfsidefl.gov>
Subject: Message from KM_808



TOWN OF SURFSIDE
9293 Harding Avenue
Surfside, Florida 33154

STRUCTURAL REVIEW WORKSHEET

Date: 2/8/19

Property Owner and Address:

8777 Collins Ave

19-238

Description of work: Steel Support

Review Hours: 1/2

Must Plans be resubmitted: Yes No

Approved Disapproved

Comments:

PLEASE PROVIDE CROSS SECTION AND
CLEARLY SHOW HOW THE CABLE IS CONNECTED
TO THE ROOF TOP UNIT, AND IS THERE A
TURN BUCKLE FOR THE CABLE?


ALI ARBAB, STRUCTURAL ENGINEER

2/14/19



TOWN OF SURFSIDE
9293 Harding Avenue
Surfside, Florida 33154

STRUCTURAL REVIEW WORKSHEET

Date: 2/8/19

Property Owner and Address:

8777 Collins Ave

19-238

Description of work: Steel Support

Review Hours: 1/2

Must Plans be resubmitted: Yes No

Approved Disapproved

Comments:

PLEASE PROVIDE CROSS SECTION AND
CLEARLY SHOW HOW THE CABLE IS CONNECTED
TO THE ROOF TOP UNIT, AND IS THERE A
TURN BUCKLE FOR THE CABLE?


ALI ARBAB, STRUCTURAL ENGINEER

2/14/19

Sandra McCready

From: Kimberly Ruvin
Sent: Monday, July 29, 2019 11:22 AM
To: fabiano_74@hotmail.com
Cc: Building Department
Subject: 8777 COLLINS AVE/PERMIT#19-688
Attachments: SKM_80819072911200.pdf

Dear Fabiano,

Please be advised that your plans have been reviewed and disapproved by our plans examiner based upon the attached comments. Please feel free to contact me with any questions or concerns.

Kindly,



*Kimberly Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

From: konica754@townofsurfsidefl.gov <konica754@townofsurfsidefl.gov>
Sent: Monday, July 29, 2019 12:20 PM
To: Kimberly Ruvin <kruvin@townofsurfsidefl.gov>
Subject: Message from KM_808



TOWN OF SURFSIDE
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154

PLAN REVIEW COMMENTS WORKSHEET

Job Address: 8777 Collins Ave. - #1106	Permit No: 19-688	Processor: U. Fernandez	Date: July 25, 2019
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Note:

The following comments are based on a review conducted to the extent that the information on the plans allow. More comments may arise after these comments have been addressed.

Comments:

1. All corrections to be done on originals no ink corrections accepted. Cloud and date all corrections and make reference.
2. Provide list of response to comments. (Answer Sheet) showing location of each correction (sheet number).
3. Please show on plans current Florida Building Code 2017 (6th Edition).
4. Please show on plans level of alteration as per the Florida Building Code – Existing Building.
5. Please provide clear and legible Floor Plan.
6. Floor Plan should clearly show items #1 & #2, and should include unit number and full address.
7. Provide note on plans that existing Kitchen cabinets shall not be disturbed and/or interfere with proposed scope of work.
8. This review has been conducted to the extent that the information on the plans allow. Further comments may follow.

Sandra McCready

From: Kimberly Ruvin
Sent: Thursday, August 8, 2019 4:11 PM
To: YSERRANO@QUAMEC.NET
Cc: Building Department
Subject: 8777 COLLINS AVE/PERMIT#19-742
Attachments: SKM_80819080816070.pdf

Dear Yana,

Please see the attached mechanical comments for the above referenced permit. Please provide plans and submit for further review.

Kindly,



*Kimberly Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

From: konica754@townofsurfsidefl.gov <konica754@townofsurfsidefl.gov>
Sent: Thursday, August 8, 2019 5:08 PM
To: Kimberly Ruvin <kruvin@townofsurfsidefl.gov>
Subject: Message from KM_808



TOWN OF SURFSIDE
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154

PLAN REVIEW COMMENTS WORKSHEET

DATE: 8/8/14 NAME OF THE JOB: 8777 Co Mus
ADDRESS: _____ TYPE OF CONSTRUCTION: _____

19-742

need plans

RF

Sandra McCready

From: Shani Minor
Sent: Friday, May 4, 2018 4:38 PM
To: ALMAIL@ALTSS.COM
Cc: Rosendo Prieto
Subject: 8777 COLLINS AVENUE
Attachments: PUBLIC RECORDS.pdf

Good Evening,

Please see attachment.

Thanks,



Shani Minor
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 239
305-861-1302 fax
sminor@townofsurfsidefl.gov



PUBLIC RECORDS REQUEST FORM

Requests are filled in the order they are received, in accordance with the provisions of chapter 119, Florida Statutes.

(*Contact information although optional, is requested in order to be able to communicate to you that the documents are ready for review.)

Ref: 2018-0652-0002

Date: 05/03/18

*Name: A-1 TITLE SUPPORT SERVICES, INC.

*Phone: 305-594-3444

*Address: P.O. BOX 55-7097
MIAMI, FL 33255-7097

*Fax: 305-594-3399

*e-mail: a1mail@altss.com

CTFL019554 - FL01/14-9554

DETAILED DESCRIPTION OF DOCUMENTS BEING REQUESTED:

A. Type of Records:

Property Address: 8777 COLLINS AVE #303

Add'l Address:

R.E.Folio: 14-2235-025-0250

Property Owner: ENRIQUE H PARAFIORITI & PAULA CARINA K DE PARAFIORITI

Buyers: JAY MILLER

Legal Description:

CHAMPLAIN TOWERS SOUTH CONDO UNIT 303
OFF REC 11191-35 OR 20442-3194 0502 1

UNDIV .006347% INT IN COMMON ELEMENTS
COC 24617-2616 05 2006 1

For the referenced property, please provide a written response to the following:

HAS A 40/50 YEAR ELECTRICAL & STRUCTURAL CERTIFICATION BEEN ISSUED ON THIS PROPERTY?

YES or NO (circle one)

For the above referenced tax parcel, please perform a search of Department records for a 40/50 YEAR ELECTRICAL AND STRUCTURAL CERTIFICATION. Please fax your signed and dated response with the results of your search to us at 305-594-3399 and provide us with a copy of the Certification Letter, if one has been issued.

Please advise us if you are aware of any other departments we should contact for this information.

B. Specific Documents Requested: N/A

C. Specific Date or Time Period Records pertain to: N/A

PLEASE NOTE: If the nature of volume of the public records request is such as to require extensive use of information technology resources and/or extensive clerical or supervisory assistance when processing the request, the Town will charge, in addition to the actual cost of duplication, a special service fee, which may be collected as authorized by Chapter 119.07, Florida Statutes.

FOR OFFICE USE ONLY	
PRR Received by:	_____
Copy Outsourced?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, Date Sent:	_____
Date Completed:	_____
Requestor Notified on:	_____

PROCESSING FEES:
No. Copies: _____
8 1/2 x 11 Copy Fee @ .15/ea _____
Blue Print Copy Fee @ \$33 for up to 7 copies _____
8 or more @ \$4.50 /ea _____
Research Fee: _____
TOTAL CHARGE: _____
Payment Type: _____ Cash _____ Check
Receipt # _____

Sandra McCready

From: Grace Escalante <gescalante@balharbourfl.gov>
Sent: Tuesday, May 22, 2018 1:10 PM
To: Rosendo Prieto
Subject: 8877 Collins Ave---Champlain North

Hi Ross:

Can you give me any info on Champlain North, unit 307?

Has the building done its 40 year recertification?
Any violations on the property or unit?
Any outstanding permits not closed?

Thanks, Grace

BAL HARBOUR
- V I L L A G E -

GRACIELA M. ESCALANTE RA
BUILDING DIRECTOR

655 96th St, Bal Harbour, FL 33154
T +1.305.865.7525
gescalante@balharbourfl.gov

BalHarbourFL.gov

gescalante@balharbourfl.gov

Please be advised that Bal Harbour Village has transitioned to a new .GOV e-mail domain. Please send all future correspondence to Village contacts using the new domain as specified above. Thank you.

Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Tuesday, November 13, 2018 12:39 PM
To: Rosendo Prieto
Subject: Champlain Tower Sounth
Attachments: Morabito Report Mechanical280.pdf; Morabito Report279.pdf



THOMAS E. HENZ, PE, INC.
CONSULTING ENGINEERS
WWW.HENZ.COM

Air Conditioning Engineering
Plumbing Engineering
Fire Protection Engineering
Life Safety Engineering
Electrical Engineering

October 5, 2018

Champlain Tower South Condominium
8777 Collins Avenue
Surfside, FL 33154

During the electrical 40 Years electrical inspection and the mechanical systems evaluation inspection at the above-mentioned property, we inspected the conditions of the electrical, mechanical, plumbing, fire alarm and fire sprinkler systems.

We observed that in general all the different systems look in good conditions with some necessary repairs. The major issues we found were with equipment located in the generator room and the roof mounted HVAC equipment. The repairs are required do to corrosion which can be expected for exposed equipment next to the ocean. The generator room has a large intake louver than allows the corrosive salt air from the ocean to get onto the equipment.

Electrical:

The Electrical service is in good conditions with some required minor repairs.

- The path of egress lighting on every typical floor required to be enhanced to accomplish the 1 foot-candle minimum required by code.
- There are no smoke detectors on the typical floors and storage areas
- The pool deck, which is also a path of egress required new lighting (currently there are no lights) and new fire alarm devices.
- The roof mounted AC compressors required some electrical repairs
- The busway for the tenant meter centers is rusted and shall be repainted.
- The emergency generator and some other equipment in the generator room shall be replaced with new.
- The enclosed deck garage at the main level require fire alarm devices.

Mechanical:

The common building owner mechanical systems are showing their age. The individual owner condensing units on the roof are installed are aluminum stands that are not original. These stands are in good condition and the condensing units are tied down. The split AC units for the office and lobby have been replaced this year with new. The rest of the mechanical systems require repair due to corrosion.

- The AC unit for the recreation room AHU-8/CU-8 is at end of its useful life. AHU has rust at base of unit. It is the original Weather King model installed when building was built. It should be replaced with new. The disconnects for AHU-8 don't have the code required clearances.
- Office AC unit AHU-6 has been replaced with new but was installed on the original wood stand. Wood stands are not allowed per code in a return air plenum. Also, no storage is allowed in AC closets.

- The underground garage has exhaust fans for ventilation. 2 of the existing fans require repairs. The SE fan is missing a belt and the NW fan has heavy vibration.
- On the roof the refrigerant lines for the owner's condensing units are not insulated or have insulation that is falling off.
- On the roof only 4 out of the 16 roof exhaust fans are working.
- The primary air handling unit for the common corridors is in fair condition. It was installed in 2010 and is beginning to show signs of rust on the air handler and condensing unit. The exterior ductwork is also rusting. At the rate the equipment is rusting it will have to be replaced within the next 2-5 years.

Plumbing:

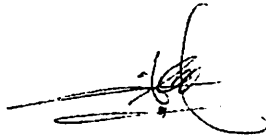
The plumbing systems are in good condition. In the garage the cast iron sanitary and storm drainage piping have been replaced with PVC which will last for many years. The domestic water booster pumps are working. The domestic water supply piping is copper. Piping appears to be in good condition.

- The domestic water booster pumps are mostly original. One motor has been replaced and one of the pump casing/impeller has been replaced. This pump system can continue to work for several years but there are newer more efficient systems.

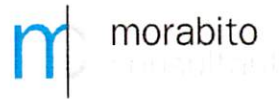
Fire Sprinkler:

The fire sprinkler piping and sprinklers are in good condition. The only things that need repair are in the generator room due to corrosion.

- The fire pump base frame has severe rusting. The alignment of the pump motor and shaft can become misaligned under load. The fire pump should be replaced.
- The first 10ft of 6" dia. Sprinkler pipe after the fire pump is rusting. This section of pipe should be replaced.
- The rest of the fire sprinkler piping is in good condition. Only touch up painting is required.



THOMAS E. HENZ, P.E.,
PRESIDENT



October 8, 2018

Champlain Towers South
8777 Collins Avenue
Surfside, FL 33154

Attention: Ms. Maggie Manrara
Treasurer

**Re: Champlain Towers South Condominium
Structural Field Survey Report
MC Job# 18217**

Dear Ms. Manrara:

Morabito Consultants, Inc. (MC) is pleased to submit this structural engineering report of the Field Survey completed at the existing Champlain Towers South Condominium Complex (CTS) in Surfside, FL. The scope of this project includes a review of the existing 12 story plus penthouse 136-unit residential building, below-grade parking garage and at-grade exterior entrance drive, pool and recreation area. MC reviewed a representative sample of ~68 condominium units (half of the total units found in the building) along with the roof, exterior façade (observed from the balconies surveyed), parking garage, pool deck, and general common areas. The goal of our study was to understand and document the extent of structural issues that require repair and/or remediation in the immediate and near future. As a part of this report, MC has prepared an estimate (that is attached to this report) of the probable construction cost to construct the required structural repairs & maintenance that MC recommends being completed. These documents will enable the Condominium Board to adequately assess the overall condition of the building, notify tenants on how they may be affected, and provide a safe and functional infrastructure for the future.

To assist our office in the review of this project, MC has reviewed the following documents:

- Architectural contract drawings A1-A30 prepared by William M. Friedman & Associates Architects, Inc. last revised 11/27/1979.
- Structural contract drawings S1-S14 prepared by Breiterman Jurado & Associates, Consulting Engineers dated 08/22/1979.
- Various HVAC, Plumbing, Electrical, Plumbing and Landscape drawings.

The following conditions that require future repairs and maintenance were observed.

Structural Engineers | Parking Consultants
850 R. Igebroek Rd | Suite 1700 | Sparks, MD 21152-8472
410.467.2377 | www.morabitoconsultants.com

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Re: *Champlain Towers South Condominium
Structural Field Survey Report
MC Job# 18217*

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- A. MC understands some unit owners have complained of flooding into the interior space of their unit during a hurricane event. MC has concluded that this infiltration is occurring through the balcony sliding glass doors & windows due to the lack of proper flashing at the sill of these doors & windows and deteriorated exterior perimeter sealant between the window/door frames and masonry/concrete walls. MC recommends that the exterior sealant be removed / replaced at the sliding glass door & window perimeter to assist in providing a water-tight condition. Unfortunately, the new sliding doors in unit 209 and above were not installed properly and were fabricated too tall to allow the base flashing to be properly installed, so these unit owners have no choice but to discard the newly purchased doors and have them completely refabricated.

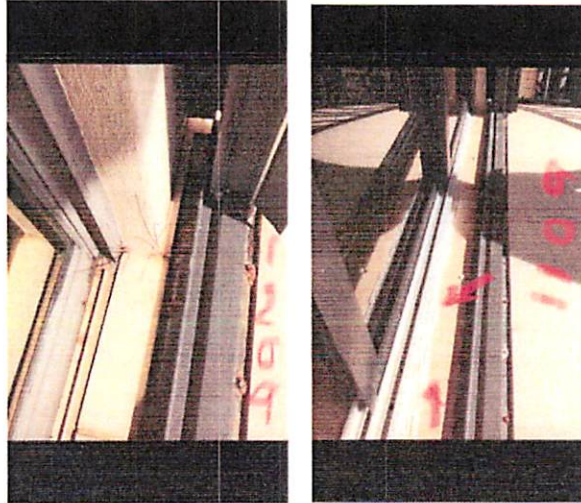


Figure A1: Exterior sealant past its serviceable lifespan at sealant between the window/door frames and masonry/concrete walls & balcony floors



Figure A2: Newly installed sliding door at unit 209 that was not properly flashed

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- B. MC observed that the majority of the balconies were furnished with tile or some other floor covering by choice of the tenant, making it impossible to observe the condition of the topside of the balcony slabs. Several instances were noted where balcony tile was damaged, such as in Unit 1008. Based on MC experience, cracked tile usually means structural damage exists to the balcony slab that must be repaired per the requirements of the International Concrete Repair Institute (ICRI) prior to the installation of a pedestrian waterproofing membrane.



Figure B: Damaged balcony tile that must be removed to fix structural damage

- C. MC found it fairly typical that the concrete slab edges of the balconies are experiencing concrete spalling or cracking. MC sees this as a common source of water infiltration and a main cause of the commonly found, sub-surface deterioration at the exterior soffits under the railings. MC requires that the balcony slab edges be further investigated and repaired in accordance with the recommendations of the ICRI to prevent future water penetration.

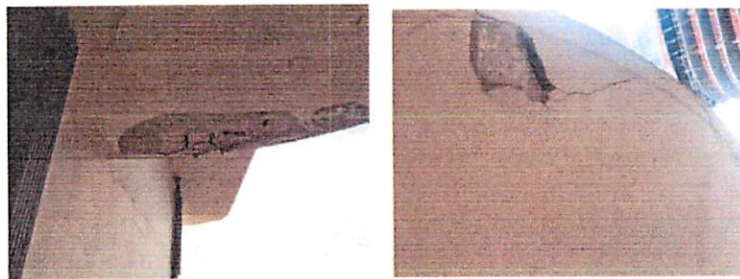


Figure C: Concrete spall at balcony slab edge in units 1008 & 211

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- D. Approximately half of the balcony soffits reviewed by MC show evidence of deterioration under the painted finished surface. These areas were identified by sounding the concrete with a golf club, checking for solidarity. In some cases, the paint finish had formed a bubble or pocket that was retaining water, while in other areas the painted soffit was peeled away leaving the concrete surface exposed. The extensive soffit damage is a systemic issue that can only be repaired by removing all of the balcony tile, repairing the damaged concrete surfaces at the top and bottom of the slab and protecting the slab by installing a pedestrian waterproofing membrane on all top-side balcony surfaces. Partial/full depth concrete repairs in these areas shall be performed in accordance with the recommendations of ICRI. It is important to note that installing tile on top of the concrete balcony surfaces results in the railing having inadequate height to meet the minimum guardrail height of 42" required by the Florida Building Code.

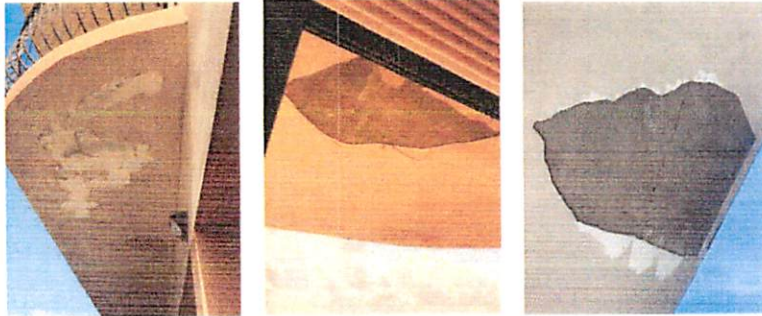


Figure D: Balcony Soffit paint spalling in units 208, 703, & 1301.

- E. Several areas of the entrance drive soffits under the second floor were observed by MC to have deteriorated black plywood. This condition was also observed at several light fixtures in the entrance soffit. MC could not get access into the soffit areas to observe the extent of the deteriorated soffits and support framing as CTS maintenance was too busy to assist us. MC is concerned that mold exists above these soffit areas and the soffit support framing is deteriorated which will require the complete removal and replacement of the entrance suspended soffit. Further investigation into this area is warranted.

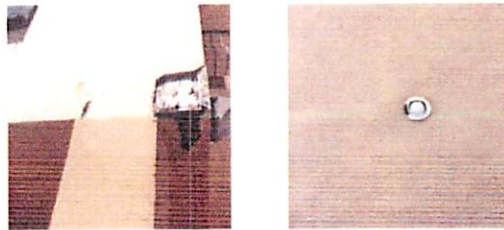


Figure E: Deteriorated plywood soffit above entrance drive.

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- F. It was brought to MC's attention that several units are experiencing water infiltration through the window frames and glazing as the windows are near the end of their functional lifespan. It is recommended that the window frame glazing (metal to glass), and perimeter sealant (metal to metal or metal to masonry/concrete) be removed and replaced for the entirety of the building to reduce future water penetration and minimize damage during hurricane events. MC recommends that the BOD strongly consider the replacement of all exterior windows and doors with impact resistant units.



Figure F: Exterior sealant at window frame that has aged past its serviceable lifespan

- G. Significant cracking in the stucco exterior façade often occurs at the mortar bed joint between the top of the concrete floor slab and first block masonry course. Although MC does not see this crack as a source of water infiltration into the condominium units, such cracks need to be routed and repointed to prevent future water permeation. All significant façade stucco cracking is to be repaired in accordance with the recommendations of ICRI.

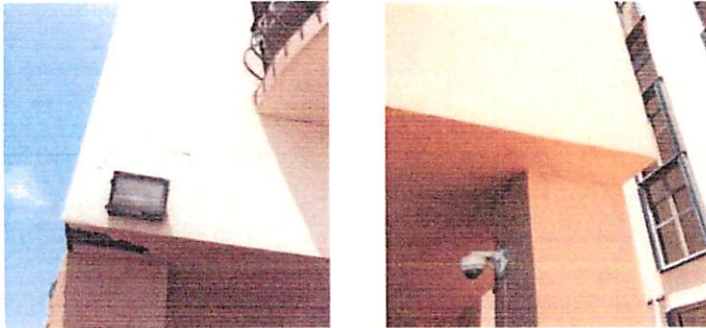


Figure G: Typical cracking in the stucco exterior facade.

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- H. MC observed the non-existence of window washing / suspension hooks that should have been installed face-mounted to the underside of the top-level balconies and spread throughout the roof of this building structure. This failure to have suspension hooks is a violation of the present-day Occupational Safety and Health Administration (OSHA) Rules and Regulations 29 CFR Part 1910 "Walking-Working Surfaces and Personal Protective Equipment (Fall Protection systems)" requirements and ANSI/IWCA I-14.1-2001 "Window Cleaning Safety Standard". MC recommends that new hooks be installed and waterproofed on the roof structural slab and underside of the top-level balcony slabs that meet the requirements of OSHA 29 CFR Part 1926.502 "Fall Protection Systems Criteria and Practices" and ANSI/IWCA 1-14.1 prior to the commencement of façade and balcony restoration. Furthermore, MC recommends that our office meet with the contractor who is to perform the façade restoration work and the present window washing contractor so that the new fall protection system anchor quantity and location can be agreed upon to assure adequate anchor coverage for all future contractors who will be suspended on the exterior of the Champlain Towers South Condominium.



Figure H: No suspension hooks at the underside of the balconies and on the roof.

- I. MC understands that the BOD plans to pressure wash and paint the entire building façade to improve the building's aesthetics. MC recommends this work be performed following the conclusion of the aforementioned structural façade repairs.

MC was able to briefly survey the roof of the building at the 13th/14th level. The roof levels appear to be in satisfactory condition, and MC was told by maintenance personal that no present roof leaks are known to exist. The only damage noted was minor cracking at the parapet walls and some minor spalling at the stair tower walls. All identified cracking shall be routed and sealed with a urethane sealant, and all spalls repaired per the recommendations of ICRI. In addition, all mechanical equipment support steel shall be cleaned and coated with a zinc-rich galvanizing paint.

The Pool Deck and Entrance Drive areas were reviewed to observe the condition of the concrete knee walls, planters, pavers, decorative stamped concrete and railings. Minor cracking in the knee walls was found around the pool deck, which shall be routed and sealed with a urethane sealant. The handrails and rail post connections at the pool deck knee walls did not appear to be damaged and are not in need of repair at this time. Many of the existing pavers on the pool deck are cracked and showing moderate wear and tear from years of being exposed to the elements. The pavers do not appear to pose any hazard to the building occupants and are currently not in need of replacement. The joint sealant was

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observed to be beyond its useful life and are in need of complete replacement. However, the waterproofing below the Pool Deck & Entrance Drive as well as all of the planter waterproofing is beyond its useful life and therefore must all be completely removed and replaced. The failed waterproofing is causing major structural damage to the concrete structural slab below these areas. Failure to replace the waterproofing in the near future will cause the extent of the concrete deterioration to expand exponentially. MC approach to the repair of this structure is different from what is specified in contract documents in numerous aspects, which are briefly described below.

- a. The main issue with this building structure is that the entrance drive/pool deck / planter waterproofing is laid on a flat structure. Since the reinforced concrete slab is not sloped to drain, the water sits on the waterproofing until it evaporates. This is a major error in the development of the original contract documents prepared by William M. Friedman & Associates Architects, Inc. and Breiterman Jurado & Associates, Consulting Engineers.
- b. It is also important to note that the replacement of the existing deck waterproofing will be extremely expensive as removal of the concrete topping slab to gain access to the waterproofing membrane will take time, be disruptive and create a major disturbance to the occupants of this condominium building. Please note that the installation of deck waterproofing on a flat structure is a systemic issue for this building structure.

MC correct repair approach includes removing all pavers, decorative concrete paving, setting beds, concrete topping slab and waterproofing down to the reinforced concrete structure; repairing the concrete structure as deemed necessary; pouring a sloped bonded concrete overlay that will be sloped to drain; installing a new waterproofing membrane, protection board and drainage panels on the new sloped surface; and placing new pavers/decorative concrete slabs over a sand setting bed. New stainless-steel dual-level drains will be installed at all existing drain locations that will collect rain water at the surface of the pavers and at the waterproofing level. This system will assure that all water that penetrates to the waterproofing layer will be able to flow freely to the deck drains, resulting in an extended life for the replacement waterproofing membrane. This system also provides extra protection for the existing reinforced concrete structure and allows future membrane repair/replacement to be completed more economically. The repairs to all planters will be completed in a similar manner.

The condition of the Parking Garage levels was reviewed specifically noting any cracked or spalled concrete members, condition of the concrete slabs and joint sealant conditions. MC was able to identify the presence of previous epoxy injections and patch repairs which were evaluated for their long-term effectiveness. MC's review of the Parking Garage revealed signs of distress/fatigue as described below:

- J. Abundant cracking and spalling of varying degrees was observed in the concrete columns, beams, and walls. Several sizeable spalls were noted in both the topside of the entrance drive ramp and underside of the pool/entrance drive/planter slabs, which included instances with exposed, deteriorating rebar. Though some of this damage is minor, most of the concrete deterioration needs to be repaired in a timely fashion. All cracking and spalling located in the parking garage shall be repaired in accordance with the recommendations of ICRI.

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MC Job# 18217*

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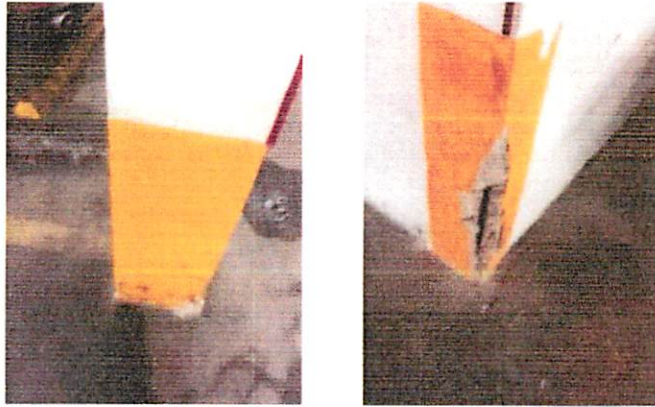


Figure J1: Typical cracking and spalling at parking garage columns



Figure J2: Spalling with exposed steel reinforcement at topside of garage deck.

- K. MC visual observations revealed that many of the previous garage concrete repairs are failing resulting in additional concrete cracking, spalling and leaching of calcium carbonate deposits. At the underside of Entrance/Pool deck where the slab had been epoxy-injected, new cracks were radiating from the originally repaired cracks. The installed epoxy is not continuous as observed from the bottom of the slab, which is evidence of poor workmanship performed by the previous contractor. The injection ports were not removed, and the surfaces were not ground smooth at the completion of the injection. Leaching of calcium carbonate deposits in numerous areas has surely caused CTS to pay to repaint numerous cars. This leaching will continue to increase until proper repairs are completed. MC is convinced that the previously installed epoxy injection repairs were ineffective in properly repairing the existing cracked and spalled concrete

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slabs. MC recommends that the Entrance/Pool deck concrete slabs that are showing distress be removed and replaced in their entirety. Unfortunately, all of these failed slab areas are under brick pavers, decorative stamped concrete and planters which require completed waterproofing replacement. All repaired concrete slabs located in the parking garage are to be repaired in accordance with the recommendations of ICRI.

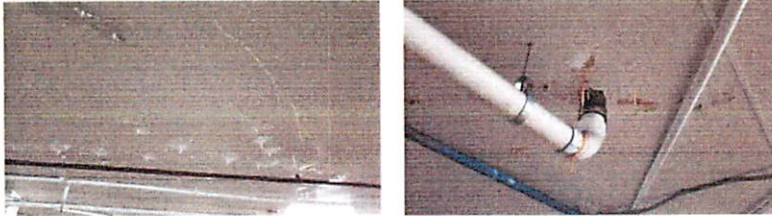


Figure K1: Previously installed failed injection repairs with leaching forming

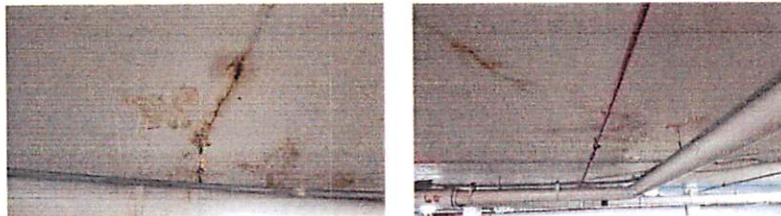
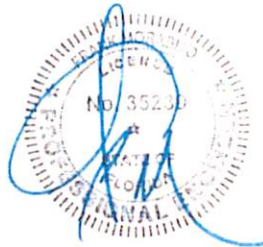


Figure K2: More previously installed failed injection repairs with leaching forming

MC trusts this initial report will assist the Champlain Towers South Condominium in understanding the required maintenance that is needed to properly maintain this existing residential property. MC is available to further discuss the recommended repair work and how it coincides with the owner's desires and constraints. We look forward to working with you in maintaining the structural integrity of the Champlain Towers South Condominium.

Very truly yours,

MORABITO CONSULTANTS, INC.



Frank Morabito, PE, SECB
President

FPM/18217/Documents/MC/MC-CTS-SurveyReport_181008.pdf

Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Tuesday, November 13, 2018 12:49 PM
To: Rosendo Prieto
Subject: Champlain Tower south
Attachments: image001.png; CTS-MEPConditionsReport&EstimateRev_181008.pdf; MC-CTS-SurveyReport&EstimateRev_181008.pdf

----- Forwarded message -----

From: Maggie <gatormaggie@aol.com>
Date: Mon, Oct 8, 2018 at 2:37 PM
Subject: Fwd: CTS - Revised Reports and Estimates
To: <mara.chouela@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Frank Morabito <frank@morabitoconsultants.com>
Date: October 8, 2018 at 2:27:40 PM EDT
To: "Maggie Manrara (gatormaggie@aol.com)" <gatormaggie@aol.com>
Subject: CTS - Revised Reports and Estimates

Maggie: these 2 revised reports contain 3 items that are not a part of the base report that I sent to you a few minutes ago, these revised reports include:

- façade entrance drive soffit replacement
- balcony railing painting
- fire pump frame replacement.

This report/estimate was prepared for your information so you know our full recommended scope of remediation.

Please call w/questions. Ciao.

Frank P. Morabito, PE SECB

131 Isle Verde Way | Palm Beach Gardens, FL 33418-1710

952 Ridgebrook Rd, Ste 1700 | Sparks, MD 21152-9472

FL: 561-316-7660 | MD: 410-773-0233 | Mobile: 410-241-2020

www.morabitoconsultants.com

October 5, 2018

Champlain Tower South Condominium
8777 Collins Avenue
Surfside, FL 33154

During the electrical 40 Years electrical inspection and the mechanical systems evaluation inspection at the above-mentioned property, we inspected the conditions of the electrical, mechanical, plumbing, fire alarm and fire sprinkler systems.

We observed that in general all the different systems look in good conditions with some necessary repairs. The major issues we found were with equipment located in the generator room and the roof mounted HVAC equipment. The repairs are required do to corrosion which can be expected for exposed equipment next to the ocean. The generator room has a large intake louver than allows the corrosive salt air from the ocean to get onto the equipment.

Electrical:

The Electrical service is in good conditions with some required minor repairs.

- The path of egress lighting on every typical floor required to be enhanced to accomplish the 1 foot-candle minimum required by code.
- There are no smoke detectors on the typical floors and storage areas
- The pool deck, which is also a path of egress required new lighting (currently there are no lights) and new fire alarm devices.
- The roof mounted AC compressors required some electrical repairs
- The busway for the tenant meter centers is rusted and shall be repainted.
- The emergency generator and some other equipment in the generator room shall be replaced with new.
- The enclosed deck garage at the main level require fire alarm devices.

Mechanical:

The common building owner mechanical systems are showing their age. The individual owner condensing units on the roof are installed are aluminum stands that are not original. These stands are in good condition and the condensing units are tied down. The split AC units for the office and lobby have been replaced this year with new. The rest of the mechanical systems require repair due to corrosion.

- The AC unit for the recreation room AHU-8/CU-8 is at end of its useful life. AHU has rust at base of unit. It is the original Weather King model installed when building was built. It should be replaced with new. The disconnects for AHU-8 don't have the code required clearances.
- Office AC unit AHU-6 has been replaced with new but was installed on the original wood stand. Wood stands are not allowed per code in a return air plenum. Also, no storage is allowed in AC closets.

- The underground garage has exhaust fans for ventilation. 2 of the existing fans require repairs. The SE fan is missing a belt and the NW fan has heavy vibration.
- On the roof the refrigerant lines for the owner's condensing units are not insulated or have insulation that is falling off.
- On the roof only 4 out of the 16 roof exhaust fans are working.
- The primary air handling unit for the common corridors is in fair condition. It was installed in 2010 and is beginning to show signs of rust on the air handler and condensing unit. The exterior ductwork is also rusting. At the rate the equipment is rusting it will have to be replaced within the next 2-5 years.

Plumbing:

The plumbing systems are in good condition. In the garage the cast iron sanitary and storm drainage piping have been replaced with PVC which will last for many years. The domestic water booster pumps are working. The domestic water supply piping is copper. Piping appears to be in good condition.

- The domestic water booster pumps are mostly original. One motor has been replaced and one of the pump casing/impeller has been replaced. This pump system can continue to work for several years but there are newer more efficient systems.

Fire Sprinkler:

The fire sprinkler piping and sprinklers are in good condition. The only things that need repair are in the generator room due to corrosion.

- The fire pump base frame has severe rusting. The alignment of the pump motor and shaft can become misaligned under load. The fire pump should be replaced.
- The first 10ft of 6" dia. Sprinkler pipe after the fire pump is rusting. This section of pipe should be replaced.
- The rest of the fire sprinkler piping is in good condition. Only touch up painting is required.



THOMAS E. HENZ, P.E.,
PRESIDENT

**REMEDICATION OF THE CHAMPLAIN TOWERS CONDOMINIUM
ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST
THOMAS E. HENZ, PE, INC. CONSULTING ENGINEERS**

10/7/2018
CTS_ElectricalEstimate.xlsx
Page 1 of 1

#	ELECTRICAL VIOLATION	REPAIR	COMMENT	Total Estimate
1	The new added water heater main shall be remove and relocated to a house panel to keep 6 mains maximum	Connect the water heater to panel 'HA' in the same room		\$5,000
2	Panel #(HB is rusted (See picture 3)	Replace with new panel		\$5,000
3	Missing branch circuit identification partially in the following panels: HA (pic 35), XA (pics 36 & 37),	Trace existing circuits and provide new labels for each panel	Need to hire an electrician to trace the circuits.	\$2,000
4	Pool deck egress illumination insufficient. (See pic 4)	Provide pool deck turtle friendly lighting (pole lighting)	Permit plans required	\$40,000
5	Typical apartment corridors egress illumination insufficient. (See pic 5)	New corridor lighting	There is a corridor improvement project with	
6	Missing fire alarm devices from following areas: deck garage, pool deck	Add fire alarm devices to the these two areas	Permit plans required	\$30,000
7	There are no smoke detectors in the tenant storage rooms, apartment meter rooms pool room, typical	Add smoke detectors	Permit plans required	\$60,000
8	Missing exit signs in the Gym, main lobby (See Pic.6), garage areas (See Pic.9,10), pool deck (See Pic.8), first floor corridor	Add exit signs. Connect to a generator circuit		\$1,000
9	Exit sign leading to stairwell in typical corridors blocked by wall. Located more than 5 feet from door (See Pic.8)	Relocate exit signs to next to exit door across the corridor	There is a corridor improvement project with	\$6,000
10	Exit signs in typical corridors mounted too low in the path of egress (See Pic.12)	Relocate exit signs to walls across the corridor	There is a corridor improvement project with	\$6,000
11	Generator metal cover and day tank are rusted. (See pic. 13 & 14).	Replace the 40 years old generator and associated fuel tank with new 200KW		\$110,000
12	Open junction box in parking garage (see pic.15)	provide cover		\$100
13	AC's in garage rooms without safety disconnect means (Pic 19)	Add safety disconnect switches for each unit		\$1,000
14	Some roof AC compressors disconnect switches are broken or without cover (Pics 20 & 21)	Replace with new nema 4x	\$1300 each. These disconnect switches are for	\$158,000
15	Roof mounted conduits for fans and some AC equipment not properly attached to roof. (Pic. 22 &	Provide new roof mounted conduits attached to roof as required.		\$2,000
16	Broken pipe and exposed wiring on roof (see pic.24)	replace with new		\$500
17	Some roof light fixtures are broken (see pic.25)	replace with new		\$500
18	Open junction box at the roof. (see pic 26)	replace with new nema 4x		\$200
19	Meter rooms typical deficiencies rusted bus duct in some areas (See pic.27)	Remove the existing paint, prepare the surfaces for the application of (2) coats of		\$50,000
20	Improper fire penetration for meter from FPL vault to main electrical room (see pic 29)	Provide a two hour fire proof		\$1,000
21	Open holes between different rooms (see pic 32)	Cover with hole with 1 hour fire rated		\$600
22	Low voltage wiring attached to busway (see pic 33)	relocate low voltage wiring		\$1,000
23	Rusted disconnect switch in generator room (see pic 30)	replace with new nema 4x		\$4,000
24	Rusted wireway at the roof and damaged disconnect switches (see pic 31)	replace with new nema 4x and remove unused		\$8,000
25	Open junction box in main electrical room (see pic 34)	provide proper cover		\$100
ENGINEER'S INITIAL ELECTRICAL ESTIMATE				\$492,000.00
CONTRACTOR'S PERFORMANCE BOND (with Labor and Material Clauses)			3.00%	\$14,760.00
ENGINEER'S CONTINGENCY AND INFLATION			25.00%	\$123,000.00
ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST				\$629,760.00

#	MECHANICAL VIOLATION	REPAIR	COMMENT	Total Estimate
1	Existing AHU-8/CU-8 are at end of useful life. AHU has Rust at base of unit. Original Weather King model installed when building was built.	Replace air handler and codesign unit . 10-ton system. Dual circuit and variable speed fan for part load control. Motorized outside air damper for unoccupied cooling.	\$15,000 unit, \$5,000 labor	\$20,000
2	Garage ventilation fans. SE fan missing belt and NW has heavy vibration.	Provide new belt. New bearings and balance		\$1,500
3	Refrigerant lines on roof are not insulated. Suction line insulation is damaged and has fallen off.	Re-insulated refrigerant lines on roof. Typical for 88 units.	Cost \$100 x 88	\$8,800
4	Roof toilet exhaust fans: Only 4 out of the 16 roof exhaust fans for the toilet exhaust risers are working. EF-1 is missing its weather cap completely.	Replace all the toilet exhaust fans on the roof with new. All 16 fans should be replaced.	cost for each fan \$1,000, labor \$1,000	\$32,000
5	Office AC unit has wood in return air plenum. Stand is built out of wood.	Remove wood stand and provide aluminum stand. No storage in AC closet	This air handler was replaced this year. The wood stand should have been replaced.	\$1,000
6	Primary Air handling Unit. The air handler and condensing unit have signs of rust and cracking. The air handler is not designed for this coastal environment. The filters are exposed to the elements. System was installed in 2010.	In the next 2-5 years this unit will need to be replaced along with the exterior ductwork on the roof. Provide new 80 split DX system with corrosion protection on all equipment.	Unit: \$120,000, duct: \$5,000, labor and crane: \$10,000	\$135,000
ENGINEER'S INITIAL MECHANICAL ESTIMATE				\$198,300.00
CONTRACTOR'S PERFORMANCE BOND (with Labor and Material Clauses)			3.00%	\$5,949.00
ENGINEER'S CONTINGENCY AND INFLATION			25.00%	\$49,575.00
ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST			\$253,824.00	

#	PLUMBING VIOLATION	REPAIR	COMMENT	Total Estimate
1	Domestic water pump is original. It is working but should be planed for replacement in the next 5 years.	Replace duplex domestic water booster pump with new duplex pump system with VFD. (2) 10hp motors	New VFD pump motors will operate much more efficeintly.	\$30,000
ENGINEER'S INITIAL PLUMBING ESTIMATE				\$30,000.00
CONTRACTOR'S PERFORMANCE BOND (with Labor and Material Clauses)			3.00%	\$900.00
ENGINEER'S CONTINGENCY AND INFLATION			25.00%	\$7,500.00
ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST				\$38,400.00

#	SPRINKLER VIOLATION	REPAIR	COMMENT	Total Estimate
1	Fire Pump base frame is severely rusted. This will affect alignment of the pump shaft and result in bearing failure.	Replace fire pump with new. 60hp, 750 gpm	Price includes labor and material	\$60,000
2	6" sprinkler main after fire pump is rusting	Replace 10ft section 6" pipe and paint		\$2,000
3	Paint on exposed sprinkler piping in garage is flaking off in some spots.	paint touch up		\$2,000
ENGINEER'S INITIAL SPRINKLER ESTIMATE				\$64,000.00
CONTRACTOR'S PERFORMANCE BOND (with Labor and Material Clauses)			3.00%	\$1,920.00
ENGINEER'S CONTINGENCY AND INFLATION			25.00%	\$16,000.00
ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST				\$81,920.00



October 8, 2018

Champlain Towers South
8777 Collins Avenue
Surfside, FL 33154

Attention: Ms. Maggie Manrara
Treasurer

**Re: Champlain Towers South Condominium
Structural Field Survey Report
MC Job# 18217**

Dear Ms. Manrara:

Morabito Consultants, Inc. (MC) is pleased to submit this structural engineering report of the Field Survey completed at the existing Champlain Towers South Condominium Complex (CTS) in Surfside, FL. The scope of this project includes a review of the existing 12 story plus penthouse 136-unit residential building, below-grade parking garage and at-grade exterior entrance drive, pool and recreation area. MC reviewed a representative sample of ~68 condominium units (half of the total units found in the building) along with the roof, exterior façade (observed from the balconies surveyed), parking garage, pool deck, and general common areas. The goal of our study was to understand and document the extent of structural issues that require repair and/or remediation in the immediate and near future. As a part of this report, MC has prepared an estimate (that is attached to this report) of the probable construction cost to construct the required structural repairs & maintenance that MC recommends being completed. These documents will enable the Condominium Board to adequately assess the overall condition of the building, notify tenants on how they may be affected, and provide a safe and functional infrastructure for the future.

To assist our office in the review of this project, MC has reviewed the following documents:

- Architectural contract drawings A1-A30 prepared by William M. Friedman & Associates Architects, Inc. last revised 11/27/1979.
- Structural contract drawings S1-S14 prepared by Breiterman Jurado & Associates, Consulting Engineers dated 08/22/1979.
- Various HVAC, Plumbing, Electrical, Plumbing and Landscape drawings.

The following conditions that require future repairs and maintenance were observed.

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Re: *Champlain Towers South Condominium
Structural Field Survey Report
MC Job# 18217*

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- A. MC understands some unit owners have complained of flooding into the interior space of their unit during a hurricane event. MC has concluded that this infiltration is occurring through the balcony sliding glass doors & windows due to the lack of proper flashing at the sill of these doors & windows and deteriorated exterior perimeter sealant between the window/door frames and masonry/concrete walls. MC recommends that the exterior sealant be removed / replaced at the sliding glass door & window perimeter to assist in providing a water-tight condition. Unfortunately, the new sliding doors in unit 209 and above were not installed properly and were fabricated too tall to allow the base flashing to be properly installed, so these unit owners have no choice but to discard the newly purchased doors and have them completely refabricated.

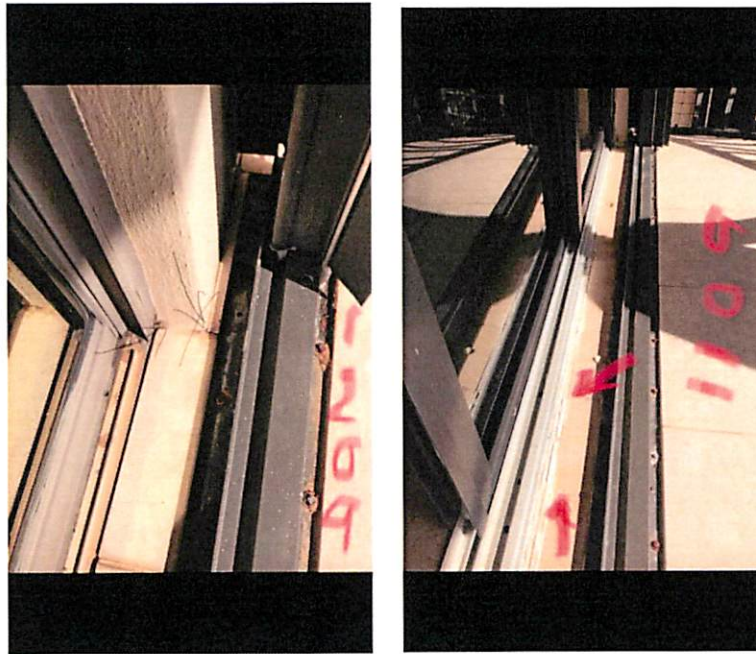


Figure A1: Exterior sealant past its serviceable lifespan at sealant between the window/door frames and masonry/concrete walls & balcony floors



Figure A2: Newly installed sliding door at unit 209 that was not properly flashed

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MC Job# 18217*

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- B. MC observed that the majority of the balconies were furnished with tile or some other floor covering by choice of the tenant, making it impossible to observe the condition of the topside of the balcony slabs. Several instances were noted where balcony tile was damaged, such as in Unit 1008. Based on MC experience, cracked tile usually means structural damage exists to the balcony slab that must be repaired per the requirements of the International Concrete Repair Institute (ICRI) prior to the installation of a pedestrian waterproofing membrane.

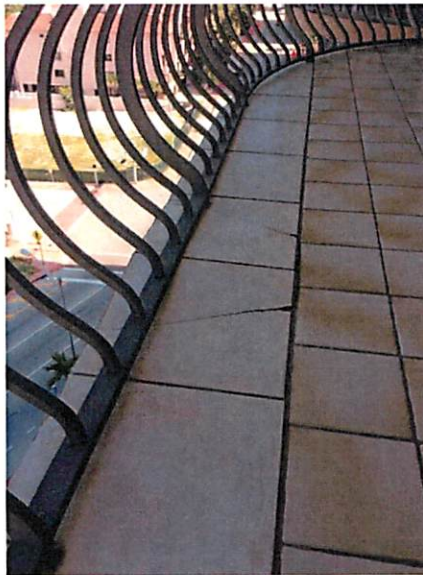


Figure B: Damaged balcony tile that must be removed to fix structural damage

- C. MC found it fairly typical that the concrete slab edges of the balconies are experiencing concrete spalling or cracking. MC sees this as a common source of water infiltration and a main cause of the commonly found, sub-surface deterioration at the exterior soffits under the railings. MC requires that the balcony slab edges be further investigated and repaired in accordance with the recommendations of the ICRI to prevent future water penetration.



Figure C: Concrete spall at balcony slab edge in units 1008 & 211

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- D. Approximately half of the balcony soffits reviewed by MC show evidence of deterioration under the painted finished surface. These areas were identified by sounding the concrete with a golf club, checking for solidarity. In some cases, the paint finish had formed a bubble or pocket that was retaining water, while in other areas the painted soffit was peeled away leaving the concrete surface exposed. The extensive soffit damage is a systemic issue that can only be repaired by removing all of the balcony tile, repairing the damaged concrete surfaces at the top and bottom of the slab and protecting the slab by installing a pedestrian waterproofing membrane on all top-side balcony surfaces. Partial/full depth concrete repairs in these areas shall be performed in accordance with the recommendations of ICRI. It is important to note that installing tile on top of the concrete balcony surfaces results in the railing having inadequate height to meet the minimum guardrail height of 42" required by the Florida Building Code.

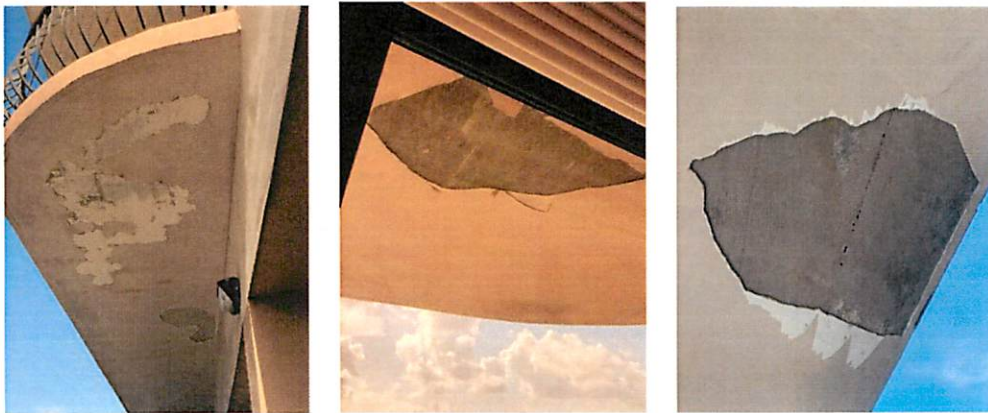


Figure D: Balcony Soffit paint spalling in units 208, 703, & 1301.

- E. Several areas of the entrance drive soffits under the second floor were observed by MC to have deteriorated black plywood. This condition was also observed at several light fixtures in the entrance soffit. MC could not get access into the soffit areas to observe the extent of the deteriorated soffits and support framing as CTS maintenance was too busy to assist us. MC is concerned that mold exists above these soffit areas and the soffit support framing is deteriorated which will require the complete removal and replacement of the entrance suspended soffit. Further investigation into this area is warranted.

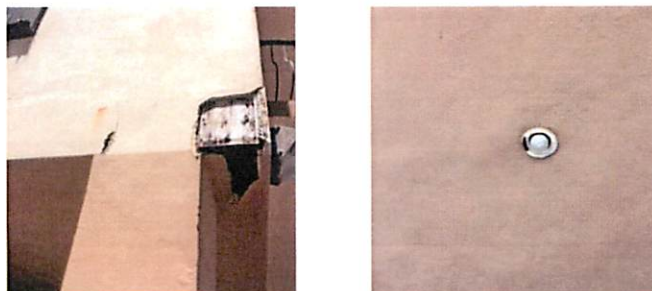


Figure E: Deteriorated plywood soffit above entrance drive.

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- F. It was brought to MC's attention that several units are experiencing water infiltration through the window frames and glazing as the windows are near the end of their functional lifespan. It is recommended that the window frame glazing (metal to glass), and perimeter sealant (metal to metal or metal to masonry/concrete) be removed and replaced for the entirety of the building to reduce future water penetration and minimize damage during hurricane events. MC recommends that the BOD strongly consider the replacement of all exterior windows and doors with impact resistant units.



Figure F: Exterior sealant at window frame that has aged past its serviceable lifespan

- G. Significant cracking in the stucco exterior façade often occurs at the mortar bed joint between the top of the concrete floor slab and first block masonry course. Although MC does not see this crack as a source of water infiltration into the condominium units, such cracks need to be routed and repointed to prevent future water permeation. All significant façade stucco cracking is to be repaired in accordance with the recommendations of ICRI.

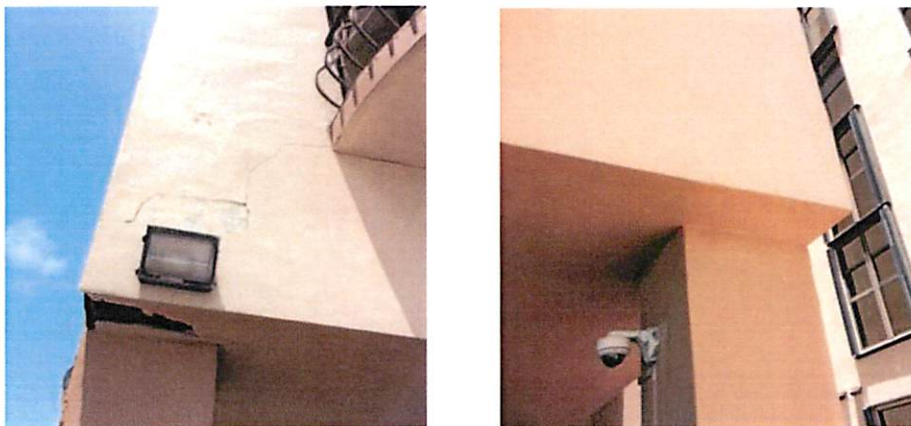


Figure G: Typical cracking in the stucco exterior facade.

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- H. MC observed the non-existence of window washing / suspension hooks that should have been installed face-mounted to the underside of the top-level balconies and spread throughout the roof of this building structure. This failure to have suspension hooks is a violation of the present-day Occupational Safety and Health Administration (OSHA) Rules and Regulations 29 CFR Part 1910 "Walking-Working Surfaces and Personal Protective Equipment (Fall Protection systems)" requirements and ANSI/IWCA I-14.1-2001 "Window Cleaning Safety Standard". MC recommends that new hooks be installed and waterproofed on the roof structural slab and underside of the top-level balcony slabs that meet the requirements of OSHA 29 CFR Part 1926.502 "Fall Protection Systems Criteria and Practices" and ANSI/IWCA 1-14.1 prior to the commencement of façade and balcony restoration. Furthermore, MC recommends that our office meet with the contractor who is to perform the façade restoration work and the present window washing contractor so that the new fall protection system anchor quantity and location can be agreed upon to assure adequate anchor coverage for all future contractors who will be suspended on the exterior of the Champlain Towers South Condominium.



Figure H: No suspension hooks at the underside of the balconies and on the roof.

- I. MC understands that the BOD plans to pressure wash and paint the entire building façade to improve the building's aesthetics. MC recommends this work be performed following the conclusion of the aforementioned structural façade repairs.

MC was able to briefly survey the roof of the building at the 13th/14th level. The roof levels appear to be in satisfactory condition, and MC was told by maintenance personal that no present roof leaks are known to exist. The only damage noted was minor cracking at the parapet walls and some minor spalling at the stair tower walls. All identified cracking shall be routed and sealed with a urethane sealant, and all spalls repaired per the recommendations of ICRI. In addition, all mechanical equipment support steel shall be cleaned and coated with a zinc-rich galvanizing paint.

The Pool Deck and Entrance Drive areas were reviewed to observe the condition of the concrete knee walls, planters, pavers, decorative stamped concrete and railings. Minor cracking in the knee walls was found around the pool deck, which shall be routed and sealed with a urethane sealant. The handrails and rail post connections at the pool deck knee walls did not appear to be damaged and are not in need of repair at this time. Many of the existing pavers on the pool deck are cracked and showing moderate wear and tear from years of being exposed to the elements. The pavers do not appear to pose any hazard to the building occupants and are currently not in need of replacement. The joint sealant was

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**Re: Champlain Towers South Condominium
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observed to be beyond its useful life and are in need of complete replacement. However, the waterproofing below the Pool Deck & Entrance Drive as well as all of the planter waterproofing is beyond its useful life and therefore must all be completely removed and replaced. The failed waterproofing is causing major structural damage to the concrete structural slab below these areas. Failure to replace the waterproofing in the near future will cause the extent of the concrete deterioration to expand exponentially. MC approach to the repair of this structure is different from what is specified in contract documents in numerous aspects, which are briefly described below.

- a. The main issue with this building structure is that the entrance drive/pool deck / planter waterproofing is laid on a flat structure. Since the reinforced concrete slab is not sloped to drain, the water sits on the waterproofing until it evaporates. This is a major error in the development of the original contract documents prepared by William M. Friedman & Associates Architects, Inc. and Breiterman Jurado & Associates, Consulting Engineers.
- b. It is also important to note that the replacement of the existing deck waterproofing will be extremely expensive as removal of the concrete topping slab to gain access to the waterproofing membrane will take time, be disruptive and create a major disturbance to the occupants of this condominium building. Please note that the installation of deck waterproofing on a flat structure is a systemic issue for this building structure.

MC correct repair approach includes removing all pavers, decorative concrete paving, setting beds, concrete topping slab and waterproofing down to the reinforced concrete structure; repairing the concrete structure as deemed necessary; pouring a sloped bonded concrete overlay that will be sloped to drain; installing a new waterproofing membrane, protection board and drainage panels on the new sloped surface; and placing new pavers/decorative concrete slabs over a sand setting bed. New stainless-steel dual-level drains will be installed at all existing drain locations that will collect rain water at the surface of the pavers and at the waterproofing level. This system will assure that all water that penetrates to the waterproofing layer will be able to flow freely to the deck drains, resulting in an extended life for the replacement waterproofing membrane. This system also provides extra protection for the existing reinforced concrete structure and allows future membrane repair/replacement to be completed more economically. The repairs to all planters will be completed in a similar manner.

The condition of the Parking Garage levels was reviewed specifically noting any cracked or spalled concrete members, condition of the concrete slabs and joint sealant conditions. MC was able to identify the presence of previous epoxy injections and patch repairs which were evaluated for their long-term effectiveness. MC's review of the Parking Garage revealed signs of distress/fatigue as described below:

- J. Abundant cracking and spalling of varying degrees was observed in the concrete columns, beams, and walls. Several sizeable spalls were noted in both the topside of the entrance drive ramp and underside of the pool/entrance drive/planter slabs, which included instances with exposed, deteriorating rebar. Though some of this damage is minor, most of the concrete deterioration needs to be repaired in a timely fashion. All cracking and spalling located in the parking garage shall be repaired in accordance with the recommendations of ICRI.

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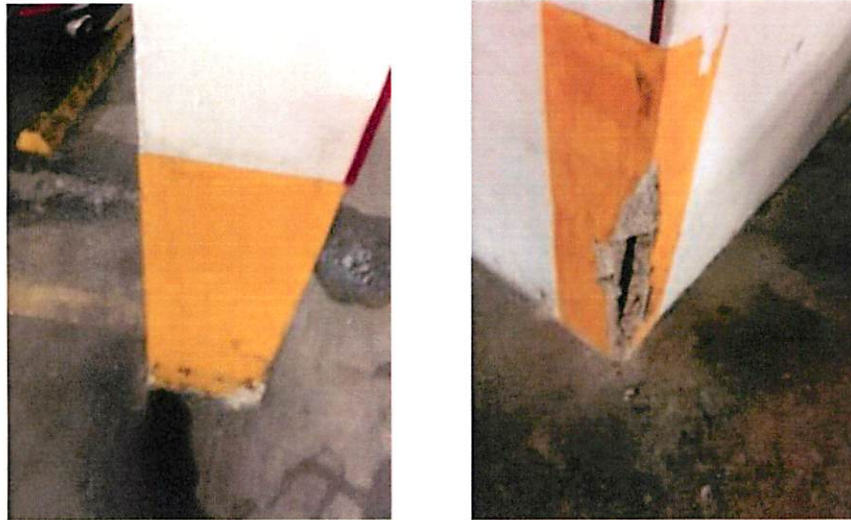


Figure J1: Typical cracking and spalling at parking garage columns



Figure J2: Spalling with exposed steel reinforcement at topside of garage deck.

- K. MC visual observations revealed that many of the previous garage concrete repairs are failing resulting in additional concrete cracking, spalling and leaching of calcium carbonate deposits. At the underside of Entrance/Pool deck where the slab had been epoxy-injected, new cracks were radiating from the originally repaired cracks. The installed epoxy is not continuous as observed from the bottom of the slab, which is evidence of poor workmanship performed by the previous contractor. The injection ports were not removed, and the surfaces were not ground smooth at the completion of the injection. Leaching of calcium carbonate deposits in numerous areas has surely caused CTS to pay to repaint numerous cars. This leaching will continue to increase until proper repairs are completed. MC is convinced that the previously installed epoxy injection repairs were ineffective in properly repairing the existing cracked and spalled concrete

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Re: **Champlain Towers South Condominium**
Structural Field Survey Report
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slabs. MC recommends that the Entrance/Pool deck concrete slabs that are showing distress be removed and replaced in their entirety. Unfortunately, all of these failed slab areas are under brick pavers, decorative stamped concrete and planters which require completed waterproofing replacement. All repaired concrete slabs located in the parking garage are to be repaired in accordance with the recommendations of ICRI.

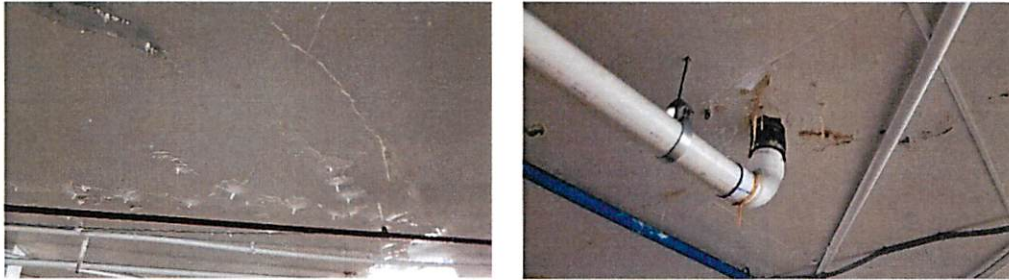


Figure K1: Previously installed failed injection repairs with leaching forming

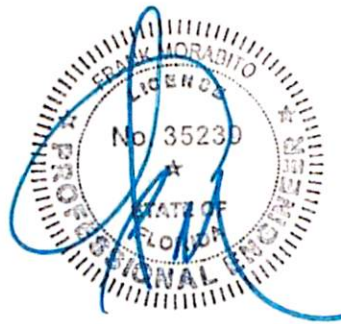


Figure K2: More previously installed failed injection repairs with leaching forming

MC trusts this initial report will assist the Costa Brava Condominium in understanding the required maintenance that is needed to properly maintain this existing residential property. MC is available to further discuss the recommended repair work and how it coincides with the owner's desires and constraints. We look forward to working with you in maintaining the structural integrity of the Champlain Towers South Condominium.

Very truly yours,

MORABITO CONSULTANTS, INC.



Frank Morabito, PE, SECB
President

FPM/18217/Documents/MC/MC-CTS-SurveyReport_181008.pdf

MORABITO CONSULTANTS, INC.
STRUCTURAL ENGINEERS PARKING CONSULTANTS
131 Isle Verde Way, Palm Beach Gardens, FL 33418-1710

REMEDICATION OF THE CHAMPLAIN TOWERS CONDOMINIUM 10/7/2018
ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST CTS_RemediationEstimateRev.xlsx

Page 1 of 1

#	ITEM	SUMMARY OF REMEDIATION PROBABLE CONSTRUCTION COST	Phased Estimate	Total Estimate
1	FAC	Façade Remediation		\$3,191,312.00
2	GEP	Garage, Entrance and Pool Deck Remediation		\$3,825,217.60
3	ELEC	Building Electrical Remediation		\$629,760.00
4	MECH	Building Mechanical Remediation		\$253,824.00
5	PLUMB	Building Plumbing Remediation		\$38,400.00
6	SPRINK	Building Sprinkler Remediation		\$81,920.00
7	SC	Project Soft Costs		\$1,108,000.00
	A	Permits Fees 2.5%	\$175,000.00	
	B	Permit Expeditor	\$10,000.00	
	C	Concrete Cylinder Testing	\$5,000.00	
	D	Mold, Asbestos Lead Testing	\$5,000.00	
	E	Valet Charges	\$10,000.00	
	F	A/E Design Fees	\$160,000.00	
	G	A/E CA Fees	\$296,000.00	
	H	Structural Threshold Inspector	\$180,000.00	
	I	Furniture, Fixtures & Equipment	\$150,000.00	
	J	Temporary Storage & Movers	\$5,000.00	
	K	Additional Building Management	\$48,000.00	
	L	Additional Building Security	\$24,000.00	
	M	Attorney Fees	\$40,000.00	
TOTAL SUMMARY OF REMEDIATION PROBABLE CONSTRUCTION COST				\$9,128,433.60

MORABITO CONSULTANTS, INC.

STRUCTURAL ENGINEERS PARKING CONSULTANTS

131 Isle Verde Way, Palm Beach Gardens, FL 33418-1710

STRUCTURAL REPAIRS TO CHAMPLAIN TOWERS CONDOMINIUM

ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST

10/7/2018

CTS_FacadeRepairEstimateRev.xlsx

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#	ITEM	FAÇADE REPAIR ITEMS AND SCOPE	Estimated Quantity	Unit Price	Total Estimate
1	MOB	Mobilization Includes Mobilization/Demobilization	1 LS	\$45,000.00 LS	\$45,000.00
2	GC	General Conditions Includes Project Management, Phasing, Traffic Control, Drone Imagery, Swing Stage/Boom Lift/Rolling Scaffold, Overhead Protection, Supervision, Etc.	1 LS	\$325,000.00 LS	\$325,000.00
3	SAB	Complete Field Survey of Exterior, Patch Logs and Prepare Digital As-Builts Includes sounding and field marks in chalk for review by MC	1 LS	\$11,000.00 LS	\$11,000.00
4	ST	Topside Surface Slab Spall Repair Detail ST - Includes shoring, prep, concrete, rebar, & sealant	1,200 SF	\$55.00 /SF	\$66,000.00
5	SF	Full Depth Slab Repair Detail SF - Includes shoring, prep, concrete, rebar, & sealant	500 SF	\$95.00 /SF	\$47,500.00
6	SU	Underside Concrete Slab Spall Repair Detail SU - Includes shoring, prep, concrete, & rebar	150 SF	\$105.00 /SF	\$15,750.00
7	SER	Concrete Full Depth Slab Edge Repair Details SFT & SFE - Includes shoring, prep, concrete, & rebar	3,000 LF	\$100.00 /LF	\$300,000.00
8	CS	Concrete Spall Repair on Existing Columns and Walls Detail CS - Includes shoring, prep, concrete, & rebar	50 CF	\$300.00 /CF	\$15,000.00
9	NJS	New Joint Sealant at New Concrete Cracks Detail JS - Rout and seal new cracks with joint sealant	2,500 LF	\$5.25 /LF	\$13,125.00
10	RJS	Remove/Replace Joint Sealant at all Masonry/Stucco Walls to Metal Frames Detail JS - Replace /install joint sealant to assure a water-tight condition	14,000 LF	\$5.75 /LF	\$80,500.00
11	RMS	Remove/Replace Wet Seal at all Metal/Metal and Metal/Glass Conditions Detail JS - Replace /install joint sealant to assure a water-tight condition	27,250 LF	\$6.25 /LF	\$170,312.50
12	EI	Pressure Injection of Cracks with Low-Viscosity Epoxy Adhesive Detail EI - Includes epoxy crack injection measured on one side only	200 LF	\$55.00 /LF	\$11,000.00
13	NWM	New Traffic Bearing Waterproofing Membrane (Residential Balconies) Includes surface prep, full system installation and 5 year warantee	37,000 SF	\$6.00 /SF	\$222,000.00
14	MWR	Partial Depth Masonry Block Wall Repairs at Exterior Detail MWR - Includes sawcut, demo, prep, and approved repair mortar	25 SF	\$80.00 /SF	\$2,000.00
15	BR	Block Wall Joint and Crack Repairs Under Stucco Detail BR - Includes routing & tuckpointing of masonry cracks & joints	200 LF	\$7.75 /LF	\$1,550.00
16	SWR	Stucco Repair Over Masonry / Concrete Surfaces Includes stucco removal, surface prep, touch-up brown coat and new finish coat	10,000 SF	\$20.00 /SF	\$200,000.00
17	SMC	New Stucco Over Masonry / Concrete Surfaces Includes stucco removal, surface prep, new brown coat and finish coat	600 SF	\$20.00 /SF	\$12,000.00
18	SSC	Repair of Stucco Cracks Less Than 1/8" Wide Includes cleaning, prep, bonding agent, and stucco coat	1,000 LF	\$5.50 /LF	\$5,500.00
19	SLC	Repair of Stucco Cracks Greater Than 1/8" Wide Includes rout, cleaning, prep, and stucco mix	1,500 LF	\$6.50 /LF	\$9,750.00
20	RRC	Balcony and Roof Railing Repair Includes installation of clips, fasteners and missing members as required	250 LF	\$40.00 /LF	\$10,000.00
21	SBR	Shore/Support Existing Balcony Railing During Structural Repairs Includes steel plates, angles, and other material to avoid removal of existng railing systems	3,500 LF	\$10.00 /LF	\$35,000.00
22	PRA	New Permanent Window Washing Roof Anchorages Includes fabrication & installation of new anchorages and repair of roofing	855 LF	\$315.00 /LF	\$269,325.00
23	PR	Paint Existing Balcony Railings Includes cleaning, priming and painting	1 LS	\$65,000.00 /LF	\$65,000.00
24	PRA	Remove and Replace Existing Suspended Soffits Below 2nd Floor Exterior Slabs Includes fabrication & installation of new anchorages and repair of roofing	12,800 Sf	\$28.00 /SF	\$358,400.00
25	PTF	Clean, Caulk, & Paint Entire Exterior of Building Façade, Garage, Planter Walls, etc. Scope shall be as defined in specification section 09 9120, paragraph 1.2	135,000 SF	\$1.50 LS	\$202,500.00
ENGINEER'S INITIAL FAÇADE REPAIR ESTIMATE					\$2,493,212.50
CONTRACTOR'S PERFORMANCE BOND (with Labor and Material Clauses)					3.00 % \$74,796.38
ENGINEER'S CONTINGENCY AND INFLATION					25.00 % \$623,303.13
ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST					\$3,191,312.00

MORABITO CONSULTANTS, INC.
STRUCTURAL ENGINEERS PARKING CONSULTANTS
131 Isle Verde Way, Palm Beach Gardens, FL 33418-1710

STRUCTURAL REPAIRS TO CHAMPLAIN TOWERS CONDOMINIUM
ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST

10/7/2018

CTS-GarageEntrancePoolDeckEstimate.xlsx

ITEM	NOTE	GARAGE, ENTRANCE, PLAZA & POOL DECK REPAIR ITEMS AND SCOPE	Estimated Quantity		Unit Price		Total Estimate
1	MOB	Mobilization Includes Mobilization/Demobilization	1	LS	\$45,000.00	LS	\$45,000.00
2	GC	General Conditions Includes Project Management, Phasing, Traffic Control, Drone Imagery, Swing Stage/Boom Lift/Rolling Scaffold, Overhead Protection, Supervision, Etc.	1	LS	\$275,000.00	LS	\$275,000.00
3	SAB	Complete Field Survey of Exterior, Patch Logs and Prepare Digital As-Builts Includes sounding and field marks in chalk for review by MC	1	LS	\$6,000.00	LS	\$6,000.00
A Entrance, Plaza & Pool Deck - New Pavers & Waterproofing							
4	DPW	Remove Existing Pavers, Slabs, and Waterproofing Membrane in Plaza/Pool Includes removal and disposal of existing materials down to structural slab	26,500	SF	\$6.50	/SF	\$172,250.00
5	ST	Topside Surface Slab Spall Repair Detail ST - Includes shoring, prep, concrete, rebar, & sealant	1,000	SF	\$55.00	/SF	\$55,000.00
6	SF	Full Depth Slab Repair (including at new deck drains) Detail SF - Includes shoring, prep, concrete, rebar, & sealant	2,500	SF	\$95.00	/SF	\$237,500.00
7	SE	Full Depth Slab Edge Repair at Building Expansion Joints Detail SE - Includes shoring, prep, coating of tendon ends, concrete, rebar & sealant	200	LF	\$105.00	/LF	\$21,000.00
8	EI	Pressure Injection of Cracks with Low-Viscosity Epoxy Adhesive Detail EI - Includes epoxy crack injection measured on one side only	50	LF	\$55.00	/LF	\$2,750.00
9	RJS	Replace Existing Joint Sealant Detail JS - Includes removal/replacement of joint sealant at existing joints and cracks	1,800	LF	\$5.75	/LF	\$10,350.00
10	NJS	Install New Crack and Construction Joint Sealant Detail JS - Includes the routing of cracks & construction joints and installation of sealant	2,000	LF	\$5.25	/LF	\$10,500.00
11	CJ	Install / Replace Cove Joint Sealant at elevated levels Install new cove joint around columns, along perimeter walls and curbs	750	LF	\$6.25	/LF	\$4,687.50
12	SCT	Install New Concrete Bonded Overlay Sloped to Drain Includes surface prep, dowels, reinforcing and sloped concrete topping (up to 7" thick)	26,500	SF	\$8.50	/SF	\$225,250.00
13	DLD	Replace All Deck Drains with new Dual Level Deck Drains Connected to Existing Piping Detail DLD - Includes new deck drain tied to waterproofing and existing piping system	15	EA	\$1,100.00	EA	\$16,500.00
14	DDP	Add / Replace Horizontal and Vertical Deck Drain Piping Includes new drain piping to new drains and existing pipe risers (piping to match ex.)	600	LF	\$50.00	/LF	\$30,000.00
15	WP	Install Waterproofing Membrane on New Sloped Bonded Overlay Includes surface prep, cove base sealant, 550 ft of backer-rod expansion joint with additional layers of sheet membrane, waterproofing membrane, drainage board and termination detail	26,500	SF	\$8.50	/SF	\$225,250.00
16	SBP	Install Brick/Shellock Pavers in Plaza/Pool to Match Existing Pavers Includes surface prep, sand/cement setting bedding & new pavers	13,700	SF	\$10.00	/SF	\$137,000.00
17	DFC	Install New Decorative Concrete Slab to Match Existing Finish Includes surface prep, reinforcement, and decorative concrete slab	12,800	SF	\$18.00	/SF	\$230,400.00
B Garage and Underside of Pool - Structural Repairs							
18	CS	Concrete Spall Repair on Existing Columns, Beams and Walls Detail CS - Includes shoring, prep, concrete, & rebar	45	CF	\$300.00	/CF	\$13,500.00
19	SU	Underside Concrete Slab Spall Repair Detail SU - Includes shoring, prep, concrete, & rebar	2,000	SF	\$105.00	/SF	\$210,000.00
20	TS	New Traffic Striping to match existing striping layout (elevated levels) Install new traffic striping after all repairs are complete on elevated levels	139	SP	\$30.00	/SP	\$4,170.00
21	RG	Remove Gutters Under Slab Cracks Includes removal/disposal of existing gutter, patching and painting of concrete surface	1	LS	\$2,500.00	LS	\$2,500.00
22	PW	Pressure Wash and Clean Entire Garage (all levels) Includes cleaning all garage overhead decks, walls, S.O.G., etc. at repair completion	115,000	SF	\$0.20	/SF	\$23,000.00

MORABITO CONSULTANTS, INC.
STRUCTURAL ENGINEERS PARKING CONSULTANTS
131 Isle Verde Way, Palm Beach Gardens, FL 33418-1710

STRUCTURAL REPAIRS TO CHAMPLAIN TOWERS CONDOMINIUM
ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST

10/7/2018

CTS-GarageEntrancePoolDeckEstimate.xlsx

ITEM	NOTE	GARAGE, ENTRANCE, PLAZA & POOL DECK REPAIR ITEMS AND SCOPE	Estimated Quantity	Unit Price	Total Estimate
C Entrance, Plaza & Pool - Planter Landscaping & Waterproofing					
23	RPM	Remove Existing Planter Soil, Gravel, Drains, Sprinklers and Lights Includes removal and disposal of existing materials down to existing waterproofing	850 CY	\$80.00 /CY	\$68,000.00
24	RPW	Remove Existing Planter Soil, Gravel, Drains, Sprinklers, Lights and Waterproofing Includes removal and disposal of existing materials down to structural post-tensioned slab	11,250 SF	\$3.00 /SF	\$33,750.00
25	LA	Landscaping Allowance Includes landscaping removal & disposal, installation of drainage rock and filter fabric; new soil material; and installation of new like-kind planting materials	11,250 SF	\$30.00 /SF	\$337,500.00
26	ST	Topside Surface Slab Spall Repair Detail ST - Includes shoring, prep, concrete, rebar, & sealant	120 SF	\$60.00 /SF	\$7,200.00
27	RJS	Replace Existing Joint Sealant Detail JS - Replace joint sealant at existing joints and cracks	900 LF	\$5.75 /LF	\$5,175.00
28	NJS	Install New Crack and Construction Joint Sealant Detail JS - Includes the routing of cracks & construction joints and installation of sealant	400 LF	\$5.25 /LF	\$2,100.00
29	SCT	Install New Concrete Bonded Overlay Sloped to Drain Includes surface prep, dowels, reinforcing and new sloped concrete topping (up to 4" thick)	11,250 SF	\$8.00 /SF	\$90,000.00
30	PWR	Partial Depth Concrete/Masonry Planter Wall Repairs Detail MWR - Includes sawcut, demo, prep, and approved repair mortar	50 SF	\$80.00 /SF	\$4,000.00
31	PW	Install Planter Waterproofing on Concrete Bonded Overlay & Walls Includes surface prep, cove base sealant, waterproofing membrane, drainage board, root mat and termination detail	11,250 SF	\$9.00 /SF	\$101,250.00
32	SD	Planter Stem Drains Includes removal/replacement of planter stem drains to match existing	30 EA	\$1,100.00 EA	\$33,000.00
33	SDP	Add / Replace Horizontal and Vertical Stem Drain Piping Includes new drain piping to new drains and existing pipe risers (piping to match ex.)	200 LF	\$50.00 /LF	\$10,000.00
34	PLS	Planter Lighting and Electrical System Includes installation of new lights and electrical outlets to match existing system	1 LF	\$45,000.00 /LF	\$45,000.00
35	PIS	Planter Irrigation System Includes installation of new sprinkler system to match existing	1 LF	\$30,000.00 /LF	\$30,000.00
D Entrance, Plaza & Pool Deck and Garage - Miscellaneous Repairs					
36	MWR	Partial Depth Concrete/Masonry Wall Repairs Under Stucco At Building Perimeter Detail MWR - Includes sawcut, demo, prep, and approved repair mortar	100 SF	\$80.00 /SF	\$8,000.00
37	BR	Block Wall Joint and Crack Repairs Under Stucco Detail BR - Includes routing & tuckpointing of masonry cracks & joints	125 LF	\$7.75 /LF	\$968.75
38	SMC	New Stucco Over Masonry / Concrete Surfaces Includes stucco removal, surface prep, new brown coat and finish coat	500 SF	\$20.00 /SF	\$10,000.00
39	SSC	Repair of Stucco Cracks Less Than 1/8" Wide Includes cleaning, prep, bonding agent, and stucco coat	300 LF	\$5.50 /LF	\$1,650.00
40	SLC	Repair of Stucco Cracks Greater Than 1/8" Wide Includes rout, cleaning, prep, and stucco mix	500 LF	\$6.50 /LF	\$3,250.00
41	SWR	Stucco Repair Over Masonry / Concrete Surfaces Includes stucco removal, surface prep, touch-up brown coat and new finish coat	500 SF	\$20.00 /SF	\$10,000.00
42	RAR	Railing Members And Base Anchorage Repair Remove railing & base shoe, repair damage members, clean, powder coat and reinstall	50 EA	\$100.00 EA	\$5,000.00
43	PRF	Pool Repairs and Finishes Remove/Replace Diamond Bright finish, pool waterproofing, pool equipment, drains, railings, stairs and other finishes.	1 LS	\$225,000.00 LS	\$225,000.00
ENGINEER'S ESTIMATE SUBTOTAL					\$2,988,451.25
CONTRACTOR'S PERFORMANCE BOND (with Labor and Material Clauses)					3.00 % \$89,653.54
ENGINEER'S CONTINGENCY AND INFLATION					25.00 % \$747,112.81
ENGINEER'S ESTIMATE OF THE PROBABLE CONSTRUCTION COST					\$3,825,217.60

Sandra McCready

From: Darlene Martinat
Sent: Friday, February 15, 2019 11:31 AM
To: Alan Graham; Carmen Santos-Alborna; Michelle Shahryar
Cc: Building Department; Marisol Rodriguez
Subject: Emergency Water heater replacement Permit 19-306 8777 Collins Ave PH-12

Good morning,

The plumbing inspector had authorized a water heater replacement as an emergency while we process the application.

Thank you



*Darlene Martinat
Building Department Clerk
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 242
305-861-1302 fax*

Sandra McCready

From: Darlene Martinat
Sent: Friday, February 15, 2019 11:31 AM
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Cc: Building Department; Marisol Rodriguez
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Good morning,

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Thank you



*Darlene Martinat
Building Department Clerk
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 242
305-861-1302 fax*

Sandra McCready

From: Shani Minor
Sent: Tuesday, May 15, 2018 10:30 AM
To: a1mail@a1tss.com
Cc: Rosendo Prieto
Subject: FW: 8777 COLLINS AVENUE
Attachments: PUBLIC RECORDS.pdf

Please see attachment



Shani Minor
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 239
305-861-1302 fax
[*sminor@townofsurfsidefl.gov*](mailto:sminor@townofsurfsidefl.gov)

From: Shani Minor
Sent: Friday, May 4, 2018 3:58 PM
To: 'ALMAIL@ALTSS.COM' <ALMAIL@ALTSS.COM>
Cc: Rosendo Prieto <rprieto@townofsurfsidefl.gov>
Subject: 8777 COLLINS AVENUE

Good Evening,

Please see attachment.

Thanks,



Shani Minor
Customer Service Representative
Town of Surfside

9293 *Harding Avenue*
Surfside, Fl 33154
305-861-4863 ext 239
305-861-1302 fax
sminor@townofsurfsidefl.gov



Surfside, Florida
33154

PUBLIC RECORDS REQUEST FORM

Requests are filled in the order they are received, in accordance with the provisions of chapter 119, Florida Statutes.

(*Contact information although optional, is requested in order to be able to communicate to you that the documents are ready for review.)

Ref: 2018-0652-0002
*Name: A-1 TITLE SUPPORT SERVICES, INC.
*Address: P.O. BOX 55-7097
MIAMI, FL 33255-7097

Date: 05/03/18
*Phone: 305-594-3444
*Fax: 305-594-3399
*e-mail: a1mail@altss.com
CTFL019554 - FL01/14-9554

DETAILED DESCRIPTION OF DOCUMENTS BEING REQUESTED:

A. Type of Records:

Property Address: 8777 COLLINS AVE #303
Add'l Address:
R.E.Folio: 14-2235-025-0250
Property Owner: ENRIQUE H PARAFIORITI & PAULA CARINA K DE PARAFIORITI
Buyers: JAY MILLER

Legal Description:

CHAMPLAIN TOWERS SOUTH CONDO UNIT 303 UNDIV .0063-47% INT IN COMMON ELEMENTS
OFF REC 11191-35 OR 20442-3194 0502 1 COC 24617-2616 05 2006 1

For the referenced property, please provide a written response to the following:

HAS A 40/50 YEAR ELECTRICAL & STRUCTURAL CERTIFICATION BEEN ISSUED ON THIS PROPERTY?

YES or **NO** (circle one)

For the above referenced tax parcel, please perform a search of Department records for a 40/50 YEAR ELECTRICAL AND STRUCTURAL CERTIFICATION. Please fax your signed and dated response with the results of your search to us at 305-594-3399 and provide us with a copy of the Certification Letter, if one has been issued.

Please advise us if you are aware of any other departments we should contact for this information.

B. Specific Documents Requested: N/A

C. Specific Date or Time Period Records pertain to: N/A

PLEASE NOTE: If the nature of volume of the public records request is such as to require extensive use of information technology resources and/or extensive clerical or supervisory assistance when processing the request, the Town will charge, in addition to the actual cost of duplication, a special service fee, which may be collected as authorized by Chapter 119.07, Florida Statutes.

FOR OFFICE USE ONLY
PRR Received by: _____
Copy Outsourced? Yes No
If yes, Date Sent: _____
Date Completed: _____
Requestor Notified on: _____

PROCESSING FEES:
No. Copies: _____
8 1/2 x 11 Copy Fee @ .15/ea _____
Blue Print Copy Fee @ \$33 for up to 7 copies _____
8 or more @ \$4.50 /ea _____
Research Fee: _____
TOTAL CHARGE: _____
Payment Type: _____ Cash _____ Check
Receipt # _____

Sandra McCready

From: Priscilla Krutules
Sent: Thursday, May 10, 2018 9:57 AM
To: Rosendo Prieto; Darlene Martinat; Shani Minor
Cc: Sandra Novoa
Subject: FW: FOLLOW UP - 40 Yr Bldg Cert Req: 8777 COLLINS AVE #303; 1422350250250

Hi Ross;

Please see below email. I believe this pertains to the building department. Priscilla

Priscilla Krutules
Office of the Town Clerk

Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 209
Fax (305) 861-1302
pkrutules@townofsurfsidefl.gov

-----Original Message-----

From: A1 Mail <a1mail@a1tss.com>
Sent: Thursday, May 10, 2018 9:54 AM
To: Priscilla Krutules <pkrutules@townofsurfsidefl.gov>
Subject: FOLLOW UP - 40 Yr Bldg Cert Req: 8777 COLLINS AVE #303; 1422350250250

Good morning,
Our office would like to follow up on a pending 40 Yr Bldg Certificate request that our office had faxed over on 5/03 for property address 8777 COLLINS AVE #303 (Folio#14-2235-025-0250).

If someone can please let us know what the status of this request is, it would be greatly appreciated.

Thank you very much,

A-1 TSS
305-594-3444

Sandra McCready

From: Rosendo Prieto
Sent: Thursday, April 5, 2018 1:23 PM
To: Darlene Martinat
Subject: FW: New form entry is submitted - Contact Us

Can you please provide? Thank you.



Ross Prieto

Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 231
Fax (305) 861-1302
rprieto@townofsurfsidefl.gov

From: Alan Graham
Sent: Thursday, April 5, 2018 12:25 PM
To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>
Subject: FW: New form entry is submitted - Contact Us

Alan P. Graham

Code Compliance Director
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154
Office: (305) 861-4863, Ext. 230
Cell: (786) 509-1291
agraham@townofsurfsidefl.gov

From: Adrian Santaella <ASantaella@cgasolutions.com>
Sent: Thursday, April 5, 2018 10:22 AM
To: Alan Graham <agraham@townofsurfsidefl.gov>
Subject: FW: New form entry is submitted - Contact Us

Default

<https://www.townofsurfsidefl.gov/Default>

New form submission

Contact Us

Submitted on 05 April 2018, via IP 108.208.118.70 by Anonymous

UNDER FLORIDA LAW, E-MAIL ADDRESSES ARE PUBLIC RECORDS. IF YOU DO NOT WANT YOUR E-MAIL ADDRESS RELEASED IN RESPONSE TO A PUBLIC-RECORDS REQUEST, DO NOT SEND ELECTRONIC MAIL TO THIS ENTITY. INSTEAD, CONTACT THIS OFFICE BY PHONE OR IN WRITING.

If you are requesting Town documents, please click to download the [Public Records Request Form](#).

Please select a Department from the drop-down menu

Code Compliance Department

Comments

I am the Treasurer of the Champlain Tower South Condominium Association and we are preparing for our 40-year inspection. Can you please provide me the date that our condominium was given the CO or the date that we need to comply with the 40-year inspection requirements. Do you have any information or instructions regarding that process for buildings in Surfside? Thanks

Name

Maggie Manrara

Email

gatormaggie@aol.com

Address

8777 Collins Avenue

City

Surfside,

State

Fl

Zip Code

33154

Phone

305 302 7656

Organization

Champlain Tower South Condominium

This transmission may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this

transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

Sandra McCready

From: Rosendo Prieto
Sent: Friday, May 18, 2018 1:47 PM
To: Shani Minor
Subject: Fwd: 40YR RECERTIFICATION ON 8777 COLLINS AVE

Do you know what they're talking about?

Sent from my iPhone

Begin forwarded message:

From: "A1 Mail" <a1mail@a1tss.com>
Date: May 18, 2018 at 1:43:57 PM EDT
To: "TOWN OF SURFSIDE" <rprieto@townofsurfsidefl.gov>
Subject: 40YR RECERTIFICATION ON 8777 COLLINS AVE

Good afternoon,

Please see attached reply we received from you on our request if a 40YR RECERTIFICATION exists on 8777 COLLINS AVE.

Please let us know if you checked for the main address, 8777 COLLINS AVE.

Thanks,
A-1 TSS

Sandra McCready

From: Rosendo Prieto
Sent: Friday, May 11, 2018 4:07 PM
To: Shani Minor
Subject: Fwd: 40YR RECERTIFICATION search: 8777 COLLINS AVE #303
Attachments: 01_NI_2018-0652-0002_CTFL019554.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: "A1 Mail" <a1mail@a1tss.com>
Date: May 11, 2018 at 4:04:56 PM EDT
To: "TOWN OF SURFSIDE" <rprieto@townofsurfsidefl.gov>
Subject: 40YR RECERTIFICATION search: 8777 COLLINS AVE #303

Please see attached document/s (1)

Good afternoon,

The attached request for a 40YR RECERTIFICATION search on main building of 8777 COLLINS AVE #303 was faxed to your department on 5/03/18.

Please let us know when we can expect your reply.

Thank you,
A-1 TSS



PUBLIC RECORDS REQUEST FORM

Requests are filled in the order they are received, in accordance with the provisions of chapter 119, Florida Statutes.

(*Contact information although optional, is requested in order to be able to communicate to you that the documents are ready for review.)

Ref: 2018-0652-0002
*Name: A-1 TITLE SUPPORT SERVICES, INC.
*Address: P.O. BOX 55-7097
MIAMI, FL 33255-7097

Date: 05/03/18
*Phone: 305-594-3444
*Fax: 305-594-3399
*e-mail: almail@altss.com
CTFL019554 - FL01/14-9554

DETAILED DESCRIPTION OF DOCUMENTS BEING REQUESTED:

A. Type of Records:

Property Address: 8777 COLLINS AVE #303
Add'l Address:
R.E.Folio: 14-2235-025-0250
Property Owner: ENRIQUE H PARAFIORITI & PAULA CARINA K DE PARAFIORITI
Buyers: JAY MILLER

Legal Description:

CHAMPLAIN TOWERS SOUTH CONDO UNIT 303 UNDIV .006347% INT IN COMMON ELEMENTS
OFF REC 11191-35 OR 20442-3194 0502 1 COC 24617-2616 05 2006 1

For the referenced property, please provide a written response to the following:

HAS A 40/50 YEAR ELECTRICAL & STRUCTURAL CERTIFICATION BEEN ISSUED ON THIS PROPERTY?

YES or NO (circle one)

For the above referenced tax parcel, please perform a search of Department records for a 40/50 YEAR ELECTRICAL AND STRUCTURAL CERTIFICATION. Please fax your signed and dated response with the results of your search to us at 305-594-3399 and provide us with a copy of the Certification Letter, if one has been issued.

Please advise us if you are aware of any other departments we should contact for this information.

B. Specific Documents Requested: N/A

C. Specific Date or Time Period Records pertain to: N/A

PLEASE NOTE: If the nature of volume of the public records request is such as to require extensive use of information technology resources and/or extensive clerical or supervisory assistance when processing the request, the Town will charge, in addition to the actual cost of duplication, a special service fee, which may be collected as authorized by Chapter 119.07, Florida Statutes.

FOR OFFICE USE ONLY

PRR Received by: _____

Copy Outsourced? Yes No

If yes, Date Sent: _____

Date Completed: _____

Requestor Notified on: _____

PROCESSING FEES:

No. Copies: _____

8 ½ x 11 Copy Fee @ .15/ea _____

Blue Print Copy Fee @ \$33 for up to 7 copies

8 or more @ \$4.50 /ea _____

Research Fee: _____

TOTAL CHARGE: _____

Payment Type: _____ Cash _____ Check

Receipt # _____

Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Wednesday, April 3, 2019 5:43 PM
To: Rosendo Prieto
Subject: Fwd: 87 Park - contractor activities & pressure cleaning

Sent from my iPhone

Begin forwarded message:

From: Andres Moncada <amoncada@terragroup.com>
Date: April 3, 2019 at 3:43:30 PM EDT
To: "manager@champlainsouth.com" <manager@champlainsouth.com>, Anette Goldstein <annieg@rogers.com>
Cc: Mara Chouela <mara.chouela@gmail.com>, "urgelles@me.com" <urgelles@me.com>, "urgelles@me.com" <urgelles@me.com>, Jason Gilg <jgilg@terragroup.com>, Michael Patrizio <mpatrizio@terragroup.com>, Michael Piazza <mpiazza@terragroup.com>, Fernando Vilela <FVilela@jmaf.net>
Subject: 87 Park - contractor activities & pressure cleaning

Good afternoon everyone-

I'd like to keep all informed of some construction items taking place for 87 Park.

- The contractor will be performing night work, for a watermain line connection, at the SW corner of Collins and 87th Terrace tonight from 10pm-5am. The balance of the work for this connection will resume on Sunday 4/7 through and continue through Monday 4/15 from the hours of 10pm-5am.
- The contractor has a load bank testing today which will continue through approx. 7:15pm tonight. As part of the testing the emergency generator will be run. The generator is located along the NW corner of the 87 Park property or the SW corner of Champlain Tower.

Lastly, we spoke with Alexandria today about coordinating a day for the contractor to perform the pressure cleaning of the pool deck. She is coordinating the better dates to have this done and reach out to me, so that I can let the contractor know.

Thank you!

Andres F. Moncada
Construction Manager
786 469 1120 →
amoncada@terragroup.com →


Terra
2665 South Bayshore Drive
Suite 1020
Coconut Grove, FL 33133

305 416 4556 →

terrargroup.com →



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Please consider the environment before printing this e-mail. 

Sandra McCready

From: Rosendo Prieto
Sent: Wednesday, May 8, 2019 8:32 AM
To: Michel Pena
Subject: Fwd: Champlain Towers East Meeting - Balcony Railings

I'll be going to this meeting. You can come with me if you have time.

Sent from my iPhone

Begin forwarded message:

From: Marta Castro <mcastrofl@gmail.com>
Date: May 8, 2019 at 7:27:46 AM EDT
To: rprieto@townofsurfsidefl.gov
Subject: Champlain Towers East Meeting - Balcony Railings

Mr. Prieto,

Thanks for agreeing to attend our next condominium meeting to be held Monday May 13th, at 7:00 PM.
Upon your arrival, please ask to see me or call me at 305.632.4525 to let me know you have arrived.

Our address is 8855 Collins Ave, Surfside, FL 33154

Again, thanks for all your help,
Marta I. Castro
Phone: 305.632.4525

Sandra McCready

From: Rosendo Prieto
Sent: Thursday, May 10, 2018 9:58 AM
To: Shani Minor
Subject: Fwd: FOLLOW UP - 40 Yr Bldg Cert Req: 8777 COLLINS AVE #303; 1422350250250

Shani can you please follow up. Thank you.

Sent from my iPhone

Begin forwarded message:

From: Priscilla Krutules <prutules@townofsurfsidefl.gov>
Date: May 10, 2018 at 9:56:52 AM EDT
To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>, Darlene Martinat <dmartinat@townofsurfsidefl.gov>, Shani Minor <sminor@townofsurfsidefl.gov>
Cc: Sandra Novoa <snovoa@townofsurfsidefl.gov>
Subject: FW: FOLLOW UP - 40 Yr Bldg Cert Req: 8777 COLLINS AVE #303; 1422350250250

Hi Ross;

Please see below email. I believe this pertains to the building department. Priscilla

Priscilla Krutules
Office of the Town Clerk

Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 209
Fax (305) 861-1302
prutules@townofsurfsidefl.gov

-----Original Message-----

From: A1 Mail <a1mail@a1tss.com>
Sent: Thursday, May 10, 2018 9:54 AM
To: Priscilla Krutules <prutules@townofsurfsidefl.gov>
Subject: FOLLOW UP - 40 Yr Bldg Cert Req: 8777 COLLINS AVE #303; 1422350250250

Good morning,
Our office would like to follow up on a pending 40 Yr Bldg Certificate request that our office had faxed over on 5/03 for property address 8777 COLLINS AVE #303 (Folio#14-2235-025-0250).

If someone can please let us know what the status of this request is, it would be greatly appreciated.

Thank you very much,

A-1 TSS
305-594-3444

Sandra McCready

From: Rosendo Prieto
Sent: Friday, May 11, 2018 4:20 PM
To: Shani Minor
Subject: Fwd: New form entry is submitted - Contact Us

Please let me know

Sent from my iPhone

Begin forwarded message:

From: <notifications@townofsurfsidefl.gov>
Date: May 11, 2018 at 3:40:52 PM EDT
To: <rprieto@townofsurfsidefl.gov>
Subject: New form entry is submitted - Contact Us

Default

<https://www.townofsurfsidefl.gov/Default>

New form submission

[Contact Us](#)

Submitted on 11 May 2018, via IP 96.88.116.12 by Anonymous

UNDER FLORIDA LAW, E-MAIL ADDRESSES ARE PUBLIC RECORDS. IF YOU DO NOT WANT YOUR E-MAIL ADDRESS RELEASED IN RESPONSE TO A PUBLIC-RECORDS REQUEST, DO NOT SEND ELECTRONIC MAIL TO THIS ENTITY. INSTEAD, CONTACT THIS OFFICE BY PHONE OR IN WRITING.

If you are requesting Town documents, please click to download the [Public Records Request Form](#).

Please select a Department from the drop-down menu

Building Department

Comments

For the referenced property, please provide a written response to the following: HAS A 40/50 YEAR ELECTRICAL & STRUCTURAL CERTIFICATION BEEN ISSUED ON THIS PROPERTY? (MAIN BUILDING) Property Address: 8777 COLLINS AVE #303 R.E.Folio: 14-2235-025-0250 Property Owner:ENRIQUE H PARAFIORITI & PAULA CARINA K DE PARAFIORITI Legal Description: CHAMPLAIN TOWERS SOUTH CONDO UNIT 303

Name	MITZI GONZALEZ
Email	A1MAIL@A1TSS.COM
Address	P.O. BOX 55-7097
City	MIAMI
State	fl
Zip Code	33176
Phone	3055943444
Organization	A-1 TITLE SUPPORT SERVICES

Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Sunday, February 24, 2019 2:56 PM
To: Rosendo Prieto
Subject: Fwd: Our pool at 3:20 on Sunday February 24.

I cannot imagine what this is doing to Surfside beaches. Our pool is being cleaned 3 times a day and is totally dirty.

Who can we reach?

Thank you!

Sent from my iPhone

Begin forwarded message:

From: Anette Goldstein <annieg@rogers.com>
Date: February 24, 2019 at 2:31:57 PM EST
To: Patricio Michael <mpatrizio@terragroup.com>
Cc: Escalante Grace <gracielamescalante@gmail.com>, Chouela Mara <mara.chouela@gmail.com>
Subject: **Our pool at 3:20 on Sunday February 24.**

Your people were here today but this is what the pool looks like now. Please send this to Gil as I didn't have his email address. Needless to say, our residents are fed up that we are living with this. This has gone on since the end of December and as you are aware, styrofoam is a hazard to our residents.

Anette Goldstein
President of the Board
8777 Collins Avenue













Anette Goldstein

Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Thursday, February 14, 2019 5:31 PM
To: Rosendo Prieto
Subject: Fwd: RE: Re:

It seems that Terra was fined because of the styrofoam but they kept doing it ...

Sent from my iPhone

Begin forwarded message:

From: CTS Manager <manager@champlainsouth.com>
Date: February 14, 2019 at 5:12:15 PM EST
To: Mara Chouela <mara.chouela@gmail.com>, Anette Goldstein <annieg@rogers.com>
Cc: Urgelles Raymand <Urgelles@bellsouth.net>, nancy levin <nanlarlevin@aol.com>
Subject: RE: Re:

Workers came and cleaned pool as well as the driveway and front entrance that was full of sand and will be back tomorrow. As for the work on Saturday starting early Will one of the Supervisors that came said they were fined \$5000 for it they just keep doing it apparently. Money doesn't seem to be an issue.

Thank You,



Alexandria Santamaria, LCAM

Champlain Towers South

8777 Collins Avenue

Surfside, FL 33154

Front Desk: (305) 865-7570

Office: (305) 865-4740 | Fax: (305) 865-7800

E-mail: manager@champlainsouth.com

This message, including any attachments, may contain confidential and privileged information for the sole use of the intended recipient(s). Review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient, or authorised to receive information on behalf of the recipient, please contact the sender by reply email, and delete all copies of this message. While we have taken reasonable precautions to ensure that this message and any attachments are free from viruses, we cannot guarantee that they are virus free and accept no liability for any damage caused by this message or any attachments. Messages sent or received through our networks may be monitored to ensure compliance with the law, regulation and/or our policies.

From: Mara Chouela <mara.chouela@gmail.com>

Sent: Thursday, February 14, 2019 12:57 PM

To: Anette Goldstein <annieg@rogers.com>

Cc: CTS Manager <manager@champlainsouth.com>; Urgelles Raymand <Urgelles@bellsouth.net>; nancy levin <nanlarlevin@aol.com>

Subject: Re:

Alexandra,

Please copy us in order to be informed of what's going on.

This has been going on for weeks now

Thank you

M

On Thu, Feb 14, 2019 at 12:56 PM Anette Goldstein <annieg@rogers.com> wrote:

Alexandra, our pool is full of styrofoam. Please call the building supervisor next door and remind them in no uncertain terms that they were supposed to clean it every day. Apparently they've only done it once

Anette Goldstein

Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Tuesday, October 23, 2018 12:19 PM
To: Rosendo Prieto
Subject: Fwd: Regular Mail - Town of Surfside - Ufaratzta Corp/Harding Investments, Inc. - 9441 Harding Ave
Attachments: Regular Mail - Town of Surfside - Ufaratzta Corp 10222018.pdf

Ross,

I got this. Clearly people are leaving garbage in my client's space. The two shopping carts are Publix.

Do you have any idea what I can do?

Thank you!

Mara

Sent from my iPhone

Begin forwarded message:

From: Elsa Sanchez <elsa@feldmanclosings.com>
Date: October 22, 2018 at 3:43:49 PM EDT
To: Yair Eliav <ymeliav@gmail.com>
Subject: RE: Regular Mail - Town of Surfside - Ufaratzta Corp/Harding Investments, Inc. - 9441 Harding Ave

Yair,

A Courtesy Notice received via regular mail regarding the above-referenced property is attached.

Elsa M. Sanchez
Real Estate Paralegal

Law Offices of Paul Feldman, P.A.
2750 NE 185th Street, Suite 203
Aventura, FL 33180
Tel: 305.931.0433
Fax: 305.704.8907
E-mail: elsa@feldmanclosings.com

From: Elsa Sanchez

Sent: Monday, October 22, 2018 2:39 PM

To: Yair Eliav <ymeliav@gmail.com>

Subject: Certified Mail - Town of Surfside - Ufaratzta Corp/Harding Investments, Inc. - 9441 Harding Ave

Hi Yair,

Attached is a letter received today via certified mail from the Town of Surfside regarding the above-referenced property.

Best,

Elsa M. Sanchez

Real Estate Paralegal

Law Offices of Paul Feldman, P.A.

2750 NE 185th Street, Suite 203

Aventura, FL 33180

Tel: 305.931.0433

Fax: 305.704.8907

E-mail: elsa@feldmanclosings.com



Town of Surfside
Code Compliance Division

COURTESY NOTICE

UFARATZTA CORP
2750 NE 185 ST 203
AVENTURA, FL 33180

Date: October 11, 2018
Case: 180959
Certified Mail No.

PROPERTY: 9441 HARDING AVE Surfside 33154-2803

Dear UFARATZTA CORP,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

Issue:

THERE ARE A COUPLE OF SHOPPING CARTS AND AMOUNTS OF TRASH AND DEBRIS IN THE BACK OF THE PROPERTY BY THE ALLEYWAY. DEBRIS INCLUDES BUT IS NOT LIMITED TO: LARGE CARDBOARD PIECES.

Town Code Section: 14-52

Corrective Action:

BY OCTOBER 18, 2018 PLEASE REMOVE SHOPPING CARTS AND ALL TRASH AND DEBRIS FROM THE AREA. CALL OR E-MAIL THE NUMBER/E-MAIL ADDRESS BELOW WITH ANY QUESTIONS OR WHEN IN COMPLIANCE.

Upon compliance, it is the responsibility of the property owner, lessee, agent or other interested parties to notify the Town's Code Compliance Office, by phone or in writing, to request a compliance inspection in order to stop fines from running and cause the case to be closed.

Your cooperation will be greatly appreciated. If you have any questions please do not hesitate to call me at (305) 861-4863, ext. 233

Thank you,

Covey Say-Allen

10/11/2018

Carmen Santos-Alborna
Code Compliance Officer III
(305) 861-4863, Ext. 233
csantos-alborna@townofsurfsidefl.gov
Town of Surfside



CODE

TOWN OF SURFSIDE 18015A

9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154

MIAMI

PL 331

12 OCT '18

PM 4 L



US POSTAGE
\$00.47⁰

First-Class

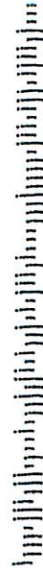
Mailed From 33154

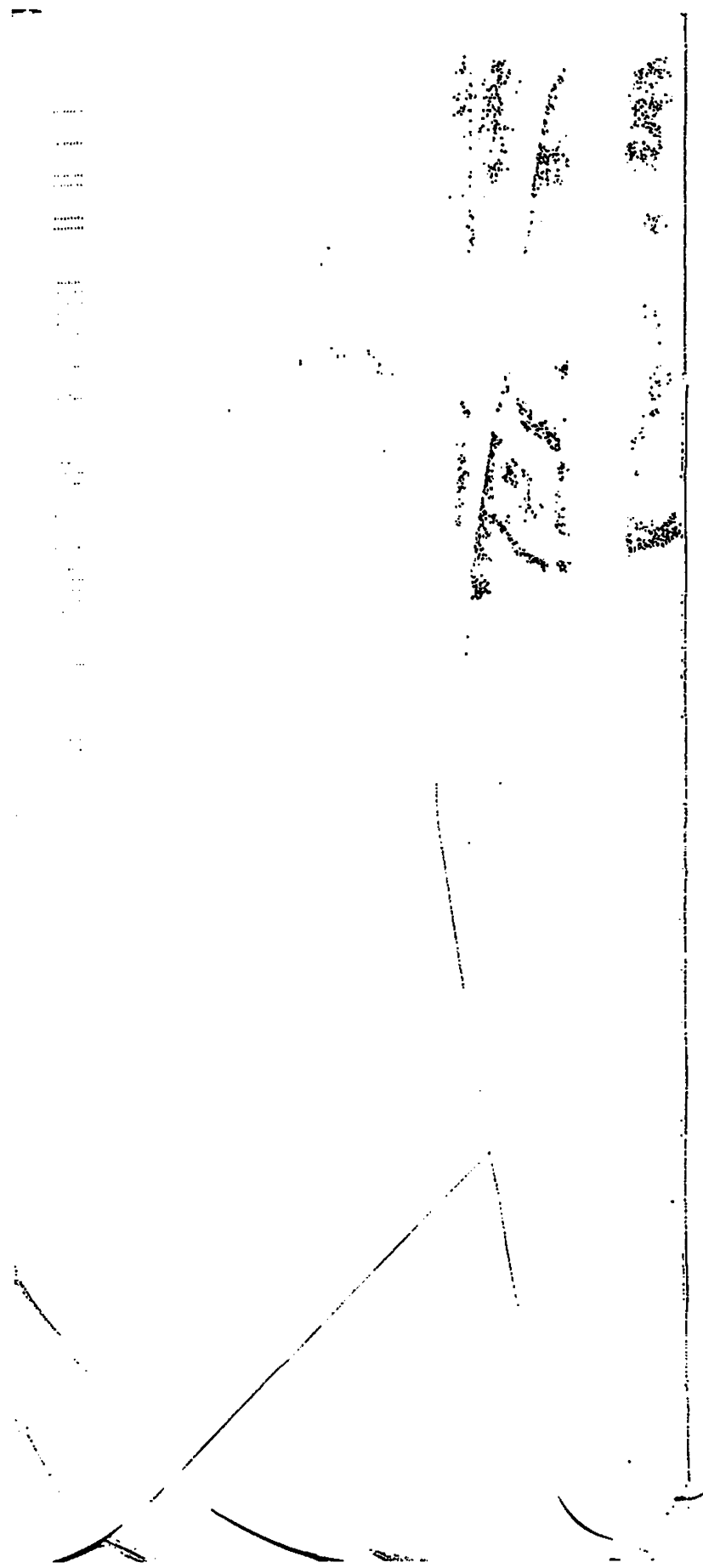
10/11/2018

032A 0061806045

U Faritzg Corp
2750 NE 185 st # 203
Aventura, FL
3318

33180-287753





Sandra McCready

From: Rosendo Prieto
Sent: Tuesday, September 10, 2019 7:24 PM
To: Randy Stokes
Subject: Fwd: sidewalk at Champlain Towers South Condominium

FYI

Sent from my iPhone

Begin forwarded message:

From: Mara Chouela <mara.chouela@gmail.com>
Date: September 10, 2019 at 7:04:35 PM EDT
To: rprieto@townofsurfsidefl.gov
Subject: Fwd: sidewalk at Champlain Towers South Condominium

Ross

Hope this email finds you well. As you can see below residents, in a very kind way, are complaining about the dirt.

Can you please look into this?

Thank you!

Sent from my iPhone

Begin forwarded message:

From: Mara Chouela <mara.chouela@gmail.com>
Date: September 10, 2019 at 6:33:19 PM EDT
To: Maria Notkin <babamyriam@aol.com>
Cc: annieg@rogers.com, nanlarlevin@aol.com, urgelles@me.com, mariasuba2@gmail.com, GatorMaggie@aol.com, cesar.guerrero@gemedica.com
Subject: Re: sidewalk at Champlain Towers South Condominium

Thank you for your nice words. We've been in contact with the city requesting further cleaning of the streets. They replaced Paul who was responsible of the project. Now there is Mr. Yunesky in charge. We celebrate your interest in improving our community and you are welcome to call him too. 786-218-2560

Thank you again.

Mara

Sent from my iPhone

On Sep 10, 2019, at 4:31 PM, Maria Notkin <babamyriam@aol.com> wrote:

I am flabbergasted that none of you has done anything about the amount of sand that the trucks coming and going to the beach leaves on our sidewalk. People walk to the beach and they bring the sand with them, it comes in the bicycles & the tires of our cars when they come back thru the garage and when they walk their dogs is everywhere. This is getting disgusted. Who is the person on the Board that has the contact with the City of Surfside to have them clean that in the morning and at night? Doesn't it bother you to see this building what it has become? You are the Board that represents us, please I hope one of you will do something about it. I see that the city has a small like a scooter that picks the sand from the street and pushes it back to the beach area, but since none of you has said anything, they don't touch the sidewalk. That same thing could every time they see a lot of sand push it back to the beach area. Thank you for your attention in this matter.
Myriam Notkin, Apt. 302.

Sandra McCready

From: Mara Chouela <marachouela@gmail.com>
Sent: Thursday, February 14, 2019 2:10 PM
To: Rosendo Prieto
Subject: Fwd: Styrofoam blowing into hot tub from construction next door about 2 1/2 hours after it was cleaned.

Sent from my iPhone

Begin forwarded message:

From: CTS Manager <manager@champlainsouth.com>
Date: February 14, 2019 at 2:03:07 PM EST
To: Peter Bertot <pbertot@terragroup.com>, "mpatrizio@terragroup.com" <mpatrizio@terragroup.com>
Cc: Robert Zarco <RZarco@zarcolaw.com>, Raymond Urgelles <urgelles@me.com>, Mara Chouela <marachouela@gmail.com>, "Anette Goldstein (annieg@rogers.com)" <annieg@rogers.com>, Nancy Levin <nanlarlevin@aol.com>
Subject: FW: Styrofoam blowing into hot tub from construction next door about 2 1/2 hours after it was cleaned.

Good Afternoon ;

Please see below. I am forwarding my last email once again since we have not received a response as of yet. Please note that in our last meeting we were assured that this matter would be resolved as there is an ordinance in Miami Beach that makes the use of Styrofoam illegal. We are not even having the workers sent over that would come to clean up the debris in our pool or driveway as it was agreed previously. Please advise when we can have a resolution to this matter. Your prompt attention and response is appreciated.

Thank You,



Alexandria Santamaria, LCAM
Champlain Towers South

8777 Collins Avenue
Surfside, FL 33154

Front Desk: (305) 865-7570

Office: (305) 865-4740 | Fax: (305) 865-7800

E-mail: manager@champlainsouth.com

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From: CTS Manager

Sent: Monday, February 11, 2019 11:11 AM

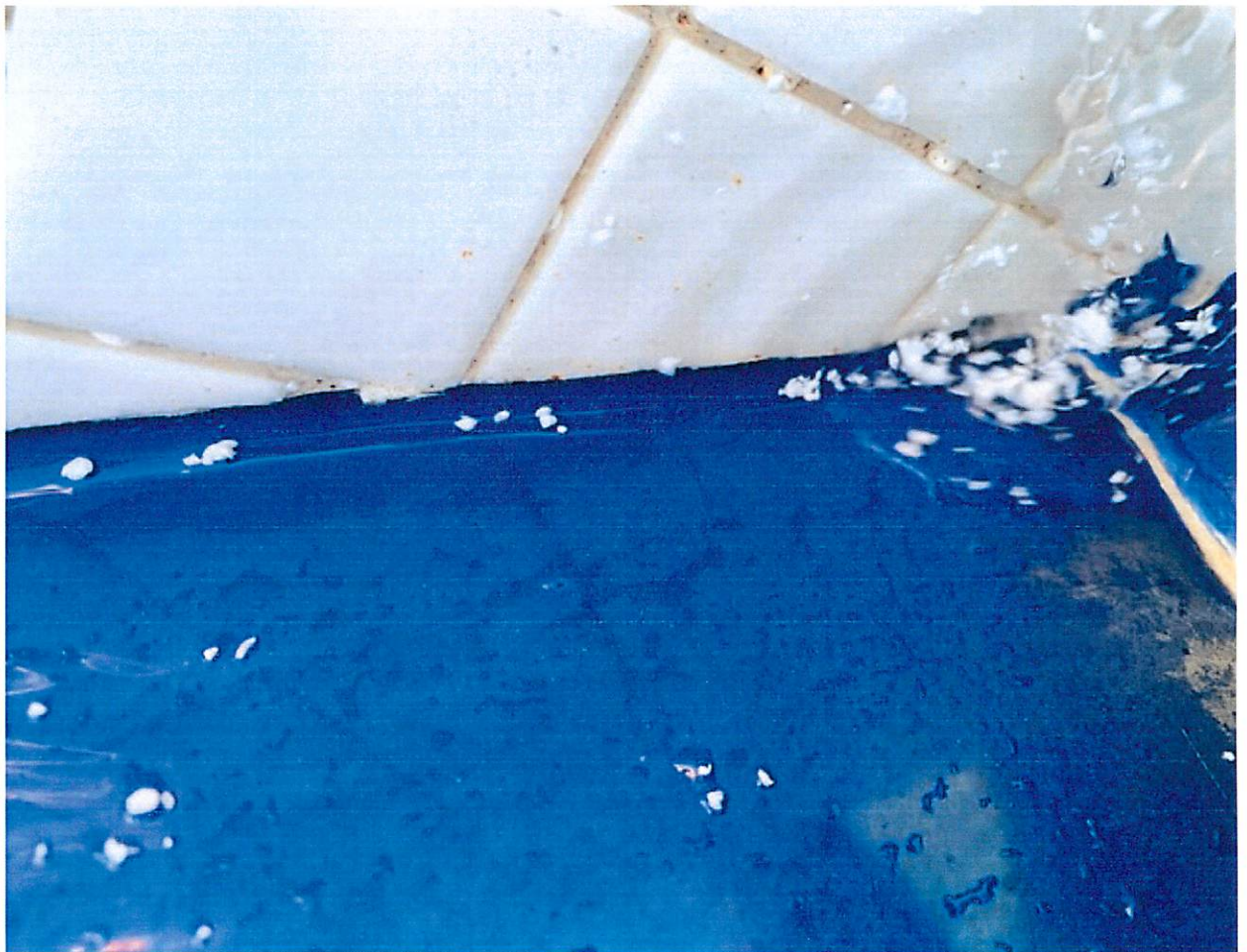
To: 'Peter Bertot' <pbertot@terrargroup.com>

Cc: 'Robert Zarco' <RZarco@zarcolaw.com>; 'mpatrizio@terrargroup.com' <mpatrizio@terrargroup.com>

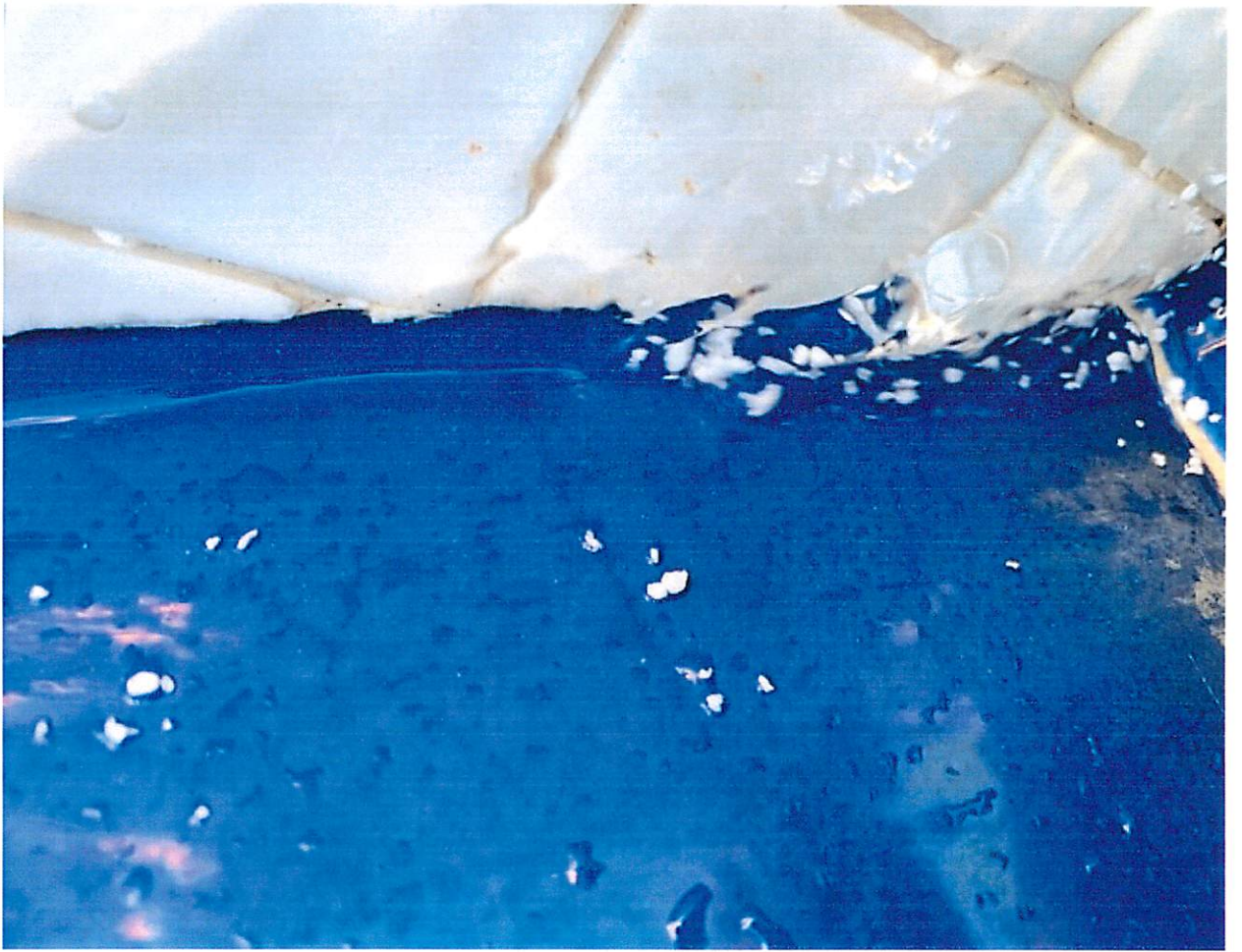
Subject: FW: Styrofoam blowing into hot tub from construction next door about 2 1/2 hours after it was cleaned.

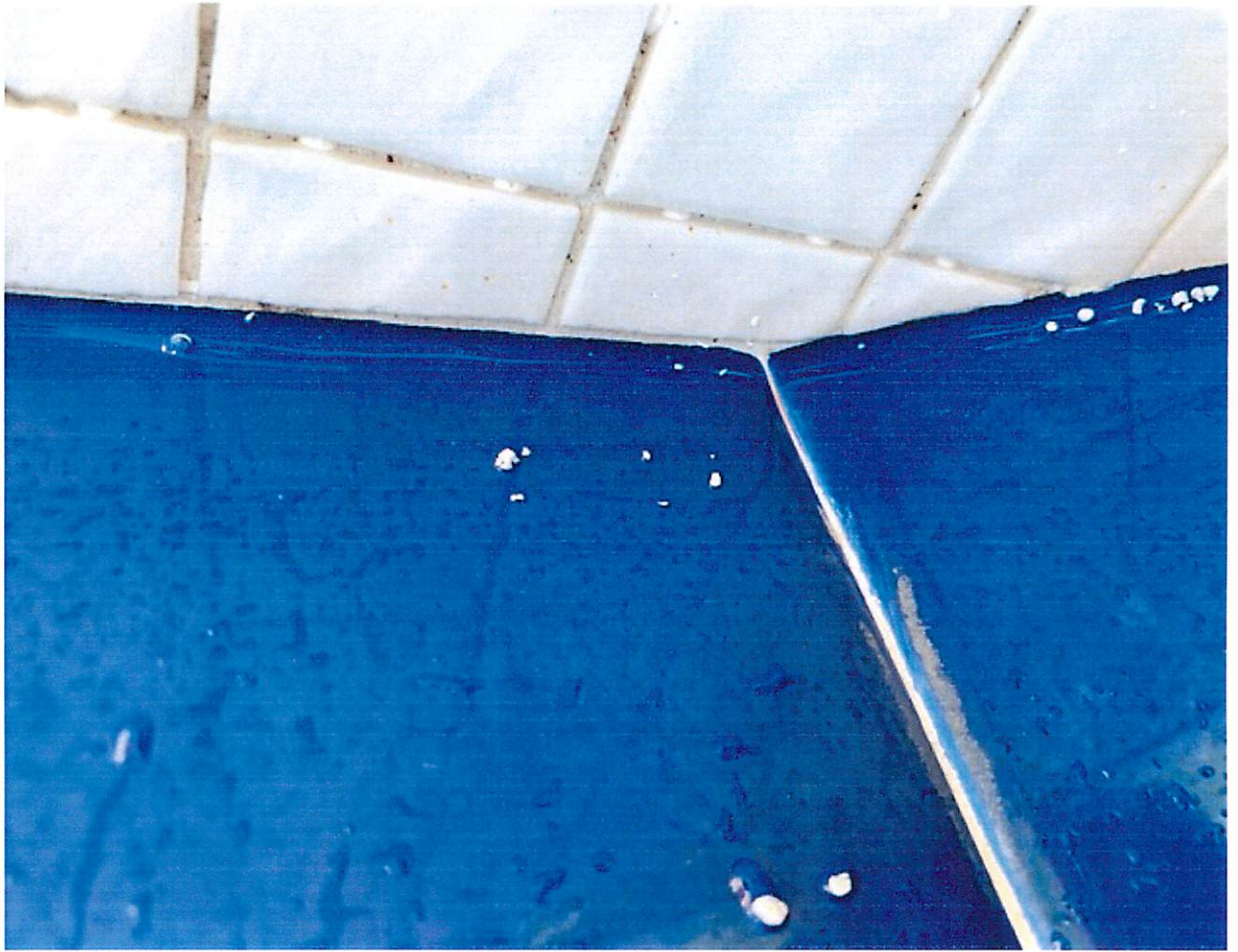
Good Morning

Please be advised that as per our last meeting the issues discussed have not been resolved. We continue to have residents complaining about the construction starting before the allowed time on Saturdays. The pool and jacuzzi continue to have incredible amounts of debris. The pictures below were taken just 2 ½ hours after it was cleaned. Although in our last meeting we were assured that the Styrofoam coming into our pool would be controlled it has not been. This is becoming a serious issue as the debris has very tiny particles that can damage not only these systems but also are dangerous for the residents. I have had several residents with concerns of their children aspirating the small particles. Please see the pictures below and advise what has been done on your end to prevent this from continuing.









Thank You,



Alexandria Santamaria, LCAM
Champlain Towers South
8777 Collins Avenue
Surfside, FL 33154
Front Desk: (305) 865-7570
Office: (305) 865-4740 | Fax: (305) 865-7800
E-mail: manager@champlainsouth.com

Sandra McCready

From: John Gentile
Sent: Tuesday, January 22, 2019 7:19 AM
To: Rosendo Prieto
Cc: John Healy
Subject: Harrison crane job wed 01/23/19

Ros,

Harrison crane has a job scheduled for tomorrow wed 01/23/19 at 10am at 8777 Collins ave for AC units. They will be placing the crane in the 100 block of 88 st. What portion of the road are they allowed to utilize? Half the road? Close the whole side road? Let me know so I can clarify with the company and the off duty officer.

Officer John Gentile

Surfside Police Department

Patrol Division and Off Duty Coordinator

Email: jgentile@townofsurfsidefl.gov

WebSite: www.townofsurfsidefl.gov

9293 Harding Avenue

Surfside, FL 33154

Tel: 305-861-4862

Fax: 305-861-8960

Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Monday, December 3, 2018 11:31 AM
To: Rosendo Prieto
Cc: gatormaggie@aol.com; manager@champlainsouth.com
Subject: Meeting

Ross

Hope this email finds you well.

Champlain Tower South has been working on the alarm systems. Our experience with the provider has been less than acceptable. We have a permit issue that we would like to discuss.

We would really appreciate if we can meet with you to discuss. Tomorrow or Thursday morning will work.

Thank you in advance

Mara
954.609.2990

Sent from my iPhone

Sandra McCready

From: Rosendo Prieto
Sent: Friday, November 16, 2018 10:15 AM
To: Guillermo Olmedillo
Cc: Irina Mocanu ; Mike Pena ; Duncan Tavares
Subject: Meeting Champlain South 8777 Collins Av

Mr. Mgr.:

ABO Pena and myself were invited and attended the Condo Board / Unit Owner meeting at The Champlain Tower South last night and it went very well. The response was very positive from everyone in the room. All main concerns over their forty year recertification process were addressed. This particular building is not due to begin their forty year until 2021 but they have decided to start the process early which I wholeheartedly endorse and wish that this trend would catch on with other properties. If you have any questions please let me know. Thank you.



Ross Prieto

Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 231
Fax (305) 861-1302
rprieto@townofsurfsidefl.gov

Sandra McCready

From: Kimberly Ruvin
Sent: Thursday, April 12, 2018 10:42 AM
To: North-Dade.SharedMailbox@nexteraenergy.com
Cc: Building Department
Subject: permit # 18/439 8777 COLLINS AVE. UNIT# 305

Please see below information

Type # of Meter Address Permit Inspector
METER RELEASE AED8151 8777 COLLINS AVE #305 18-439 Enrique Guzman



*Kim Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov*

Sandra McCready

From: Shani Minor
Sent: Monday, May 14, 2018 11:51 AM
To: Rosendo Prieto
Cc: ALMAIL@ALTSS.COM
Subject: RE: 40YR RECERTIFICATION search: 8777 COLLINS AVE #303

As Per your requested this information was submitted to you via email on 05/04/18



*Shani Minor
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 239
305-861-1302 fax
sminor@townofsurfsidefl.gov*

From: Rosendo Prieto
Sent: Friday, May 11, 2018 4:07 PM
To: Shani Minor <sminor@townofsurfsidefl.gov>
Subject: Fwd: 40YR RECERTIFICATION search: 8777 COLLINS AVE #303

Sent from my iPhone

Begin forwarded message:

From: "A1 Mail" <a1mail@a1tss.com>
Date: May 11, 2018 at 4:04:56 PM EDT
To: "TOWN OF SURFSIDE" <rprieto@townofsurfsidefl.gov>
Subject: 40YR RECERTIFICATION search: 8777 COLLINS AVE #303

Please see attached document/s (1)

Good afternoon,

The attached request for a 40YR RECERTIFICATION search on main building of 8777 COLLINS AVE #303 was faxed to your departmnt on 5/03/18.

Please let us know when we can expect your reply.

Thank you,
A-1 TSS

Sandra McCready

From: Rosendo Prieto
Sent: Tuesday, May 14, 2019 1:31 PM
To: JP Mechanical
Subject: Re: 8777 Collins

I can't read that

Sent from my iPhone

> On May 14, 2019, at 12:48 PM, JP Mechanical <jpmechinspector@aol.com> wrote:
>
> FYI
>
> <IMG_3023.JPG>
>
>
> Jan Pierre Perez

Sandra McCready

From: Kimberly Ruvin
Sent: Wednesday, April 17, 2019 11:45 AM
To: Daniella Posada
Cc: Building Department
Subject: RE: 8777 COLLINS AVE #807/PERMIT#19-103

Daniella,

If you have any more questions regarding this permit, please feel free to contact our Building official, Mr. Ross Prieto at rprieto@townofsurfsidefl.gov.

Thank you.



Kimberly Ruvin
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 204
305-861-1302 fax
kruvin@townofsurfsidefl.gov

From: Daniella Posada <daniella@rceconstruction.com>
Sent: Wednesday, April 17, 2019 11:13 AM
To: Kimberly Ruvin <kruvin@townofsurfsidefl.gov>
Cc: Carolina <carolina@rceconstruction.com>
Subject: Re: 8777 COLLINS AVE #807/PERMIT#19-103

Good morning Kimberly,

Our architect spoke with ulises and He explained that he had no idea this was a revision review for electrical. The plans were given to him for a building review he told us to ask the town to cancel de comments.

I need please help with this issue. We are having problems with this revision since we submitted.

Hope to hear from you soo

Thank you

Daniella posada

Sent from my iPhone

On Apr 17, 2019, at 10:11 AM, carolina <carolina@rceconstruction.com> wrote:

Thank you Dolores,
Daniella is contacting the city directly, and Paulo will stop by today to see what he can do there as Mr. Fernandez suggested.

Keep you all posted.

Thank you,

Carolina Posada

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Dolores Ramos <dbr1956@gmail.com>

Date: 4/17/19 10:01 AM (GMT-05:00)

To: Carolina Posada <carolina@rceconstruction.com>

Cc: olga varela <varelaolga8@gmail.com>, Carla F Guerrero <cfguerrero@searchmedical.net>, Daniella Posada <daniella@rceconstruction.com>, Gladys Penin <gbpenin@aol.com>

Subject: Re: 8777 COLLINS AVE #807/PERMIT#19-103

Good morning all,

I spoke to the plan reviewer, Mr. Ullises Fernandez. He explained to me that he had no idea this was a revision review for electrical. The plans were given to him for a building review. He also explained he works on a as needed basis and can not do anything to help us. He suggested going to the city and explaining the situation and asking they cancel the comments, or to go see the Building Official (Mr. Rosendo Prieto). I have called Mr. Prieto and left a message asking for an appointment. As soon as I hear back I will let you know.

Dolores

On Apr 16, 2019, at 11:43 AM, carolina@rceconstruction.com wrote:

Hello Dolores,

Hope all is well.

With a great concern we have received today new comments from Building Department. I have sent an email to the customer service representative because it is unbelievable all these comments, that in my opinion, they should have done at the beginning of the process and not at this time. They have not mentioned anything about the revisions submitted but have come with new comments.

Dolores please let us know your thoughts, and when we can have all these comments to fulfill Building Dept. demands.

Regards,

Carolina Posada
<image003.png>
Certified General Contractors

CGC1523361 | 13BS00369

A partnership Company

Carolina Posada | President | RCE Group Inc | T +1 (786) 441-4818 | F +1 (786) 429-0476 | M +1 (786) 444-7134 | 5881 NW 151st Street, Suite 209, Miami Lakes, FL 33014 | carolina@rceconstruction.com | www.rceconstruction.com

Sent from my iPhone

Begin forwarded message:

From: Kimberly Ruvn <kruvin@townofsurfsidefl.gov>
Date: April 16, 2019 at 10:29:39 AM EDT
To: Daniella Posada <daniella@rceconstruction.com>
Cc: Building Department <BuildingDepartment@townofsurfsidefl.gov>
Subject: 8777 COLLINS AVE #807/PERMIT#19-103

To whom it may concern,

Attached, please find the most recent comment from Building Official.
Please make corrections and submit for further review.

Thank you.

*Kimberly Ruvn
Customer Service Representative
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
[305-861-4863 ext 204](tel:305-861-4863)
[305-861-1302 fax](tel:305-861-1302)
kruvin@townofsurfsidefl.gov*

From: konica754@townofsurfsidefl.gov
<konica754@townofsurfsidefl.gov>
Sent: Tuesday, April 16, 2019 11:20 AM
To: Kimberly Ruvn <kruvin@townofsurfsidefl.gov>
Subject: Message from KM_808

NOTE: Florida Public Records Law provides that most written communications to or from Municipal employees regarding town business are public records, available to the public and media upon request. Therefore, this e-mail message may be subject to public disclosure.

<SKM_80819041610190.pdf><Untitled attachment 01059.html>

Sandra McCready

From: Rosendo Prieto
Sent: Tuesday, November 13, 2018 4:26 PM
To: Mara Chouela; Margarita Brito; Anette Goldstein; nanlarlevin@aol.com
Subject: RE: Champlain Tower south

Ok, all set



Ross Prieto

Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 231
Fax (305) 861-1302
rprieto@townofsurfsidefl.gov

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Tuesday, November 13, 2018 4:22 PM
To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>; Margarita Brito <marbrito08@gmail.com>; Anette Goldstein <annieg@rogers.com>; nanlarlevin@aol.com
Subject: Re: Champlain Tower south

Sorry. Thursday 15. I apologize

M

Sent from my iPhone

On Nov 13, 2018, at 3:30 PM, Mara Chouela <mara.chouela@gmail.com> wrote:

Ross

Thank you so much for having us in your office. We appreciate your time a lot.

We would like to invite you to our board meeting on Tuesday 15 at 7:30 to explain the facts of the 40 year inspection.

Thank you so much!

Sent from my iPhone

On Nov 13, 2018, at 12:53 PM, Rosendo Prieto <rprieto@townofsurfsidefl.gov> wrote:

I'm here for the 2 o'clock

Sent from my iPhone

On Nov 13, 2018, at 12:49 PM, Mara Chouela <mara.chouela@gmail.com> wrote:

----- Forwarded message -----

From: **Maggie** <gatormaggie@aol.com>
Date: Mon, Oct 8, 2018 at 2:37 PM
Subject: Fwd: CTS - Revised Reports and Estimates
To: <mara.chouela@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Frank Morabito
<frank@morabitoconsultants.com>
Date: October 8, 2018 at 2:27:40 PM EDT
To: "Maggie Manrara (gatormaggie@aol.com)"
<gatormaggie@aol.com>
Subject: CTS - Revised Reports and Estimates

Maggie: these 2 revised reports contain 3 items that are not a part of the base report that I sent to you a few minutes ago, these revised reports include:

- façade entrance drive soffit replacement
- balcony railing painting
- fire pump frame replacement.

This report/estimate was prepared for your information so you know our full recommended scope of remediation.

Please call w/questions. Ciao.

Frank P. Morabito, PE SECB

131 Isle Verde Way | Palm Beach Gardens, FL 33418-1710

952 Ridgebrook Rd, Ste 1700 | Sparks, MD 21152-9472

FL: 561-316-7660 | MD: 410-773-0233 | Mobile: 410-241-2020

www.morabitoconsultants.com

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<image001.png>

<CTS-MEPConditionsReport&EstimateRev_181008.pdf>

<MC-CTS-SurveyReport&EstimateRev_181008.pdf>

NOTE: Florida Public Records Law provides that most written communications to or from Municipal employees regarding town business are public records, available to the public and media upon request. Therefore, this e-mail message may be subject to public disclosure.

Sandra McCready

From: Nancy Levin <nanlarlevin@aol.com>
Sent: Saturday, April 27, 2019 11:19 AM
To: Anette Goldstein
Cc: Mara Chouela; Jason Gilg; Michael Patrizio; urgelles@me.com; Andres Moncada; Rosendo Prieto
Subject: Re: Champlain Tower

Mara, did you send the pictures of styrofoam in the jacuzzi yesterday afternoon to the people at Terra?

Nancy Levin

Sent from my iPhone

On Apr 27, 2019, at 9:15 AM, Anette Goldstein <annieg@rogers.com> wrote:

Glad you sent this to Jason. This is not ok!

Anette Goldstein

On Apr 27, 2019, at 9:01 AM, Mara Chouela <mara.chouela@gmail.com> wrote:

Dear all

It's Saturday am and your people have started working at 8:30am

This is again unacceptable and violating the law.

<Video.MOV>

Sent from my iPhone

On Apr 19, 2019, at 2:58 PM, Jason Gilg <jgilg@terragroup.com> wrote:

We are copied on the email.

Issue getting addressed immediately.

Thank You.

Jason H. Gilg
Sent from My iPhone

On Apr 19, 2019, at 11:37 AM, Nancy Levin <nanlarlevin@aol.com> wrote:

Can you send these pictures to the person we are in contact with at Terra? They should see this while they decide on our compensation. And, Mara, the email should be stern!

Nancy Levin

Sent from my iPhone

On Apr 19, 2019, at 1:08 PM, Mara Chouela <mara.chouela@gmail.com> wrote:

Dear all

We can't still enjoy our pool and amenities.

I cannot let my kids stay in a pool/spa with all the dirt. I cannot imagine the condition of our filters

See attached.

Mara

<image3.jpeg>

<image2.jpeg>

<image1.jpeg>

Sent from my iPhone

On Mar 21, 2019, at 8:30 PM, Robert Zarco <RZarco@zarcolaw.com> wrote:

Document all of this. It creates our evidence

Robert Zarco Esq.
Attorney at Law
Zarco, Einhorn,
Salkowski & Brito, P.A.
One Biscayne Tower
2 South Biscayne Blvd
34th Floor
Miami, Florida 33131
Office: 305-374-5418
Fax: 305-374-5428
Cell: 305-798-4777
E-Mail:
rzarco@zarcolaw.com
Web: www.zarcolaw.com

On Mar 21, 2019, at
6:26 PM, Mara Chouela
<mara.chouela@gmail.com> wrote:

I calles
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This has
to stop

Mara

Sent
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On Mar
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<mara.chouela@gmail.com>
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lg@terragroup.com

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Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Thursday, February 14, 2019 6:33 PM
To: Rosendo Prieto
Subject: Re: Fwd: RE: Re:

Thank you!!!

Sent from my iPhone

On Feb 14, 2019, at 5:45 PM, Rosendo Prieto <rprieto@townofsurfsidefl.gov> wrote:

I'll follow up

Sent from my iPhone

On Feb 14, 2019, at 5:31 PM, Mara Chouela <mara.chouela@gmail.com> wrote:

It seems that Terra was fined because of the styrofoam but they kept doing it ...

Sent from my iPhone

Begin forwarded message:

From: CTS Manager <manager@champlainsouth.com>
Date: February 14, 2019 at 5:12:15 PM EST
To: Mara Chouela <mara.chouela@gmail.com>, Anette Goldstein <annieg@rogers.com>
Cc: Urgelles Raymand <Urgelles@bellsouth.net>, nancy levin <nanlarlevin@aol.com>
Subject: RE: Re:

Workers came and cleaned pool as well as the driveway and front entrance that was full of sand and will be back tomorrow. As for the work on Saturday starting early Will one of the Supervisors that came said they were fined \$5000 for it they just keep doing it apparently. Money doesn't seem to be an issue.

Thank You,
<image001.png>

Alexandria Santamaria, LCAM
Champlain Towers South
8777 Collins Avenue
Surfside, FL 33154
Front Desk: (305) 865-7570
Office: (305) 865-4740 | Fax: (305) 865-7800
E-mail: manager@champlainsouth.com

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From: Mara Chouela <mara.chouela@gmail.com>

Sent: Thursday, February 14, 2019 12:57 PM

To: Anette Goldstein <annieg@rogers.com>

Cc: CTS Manager <manager@champlainsouth.com>; Urgelles Raymand <Urgelles@bellsouth.net>; nancy levin <nanlarlevin@aol.com>

Subject: Re:

Alexandra,

Please copy us in order to be informed of what's going on.

This has been going on for weeks now

Thank you

M

On Thu, Feb 14, 2019 at 12:56 PM Anette Goldstein

<annieg@rogers.com> wrote:

Alexandra, our pool is full of styrofoam. Please call the building supervisor next door and remind them in no uncertain terms that they were supposed to clean it every day. Apparently they've only done it once

Anette Goldstein

NOTE: Florida Public Records Law provides that most written communications to or from Municipal employees regarding town business are public records, available to the public and media upon request. Therefore, this e-mail message may be subject to public disclosure.

Sandra McCready

From: Rosendo Prieto
Sent: Tuesday, January 22, 2019 4:25 PM
To: John Gentile
Cc: John Healy
Subject: RE: Harrison crane job wed 01/23/19

It will be most of the road but they have agreed to break down in event emergency vehicle access is required.



Ros Prieto
Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 231
Fax (305) 861-1302
rprieto@townofsurfsidefl.gov

From: John Gentile <jgentile@townofsurfsidefl.gov>
Sent: Tuesday, January 22, 2019 7:19 AM
To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>
Cc: John Healy <JHealy@townofsurfsidefl.gov>
Subject: Harrison crane job wed 01/23/19

Ros,

Harrison crane has a job scheduled for tomorrow wed 01/23/19 at 10am at 8777 Collins ave for AC units. They will be placing the crane in the 100 block of 88 st. What portion of the road are they allowed to utilize? Half the road? Close the whole side road? Let me know so I can clarify with the company and the off duty officer.

Officer John Gentile

Surfside Police Department

Patrol Division and Off Duty Coordinator

Email: jgentile@townofsurfsidefl.gov

WebSite: www.townofsurfsidefl.gov

9293 Harding Avenue

Surfside, FL 33154

Tel: 305-861-4862

Fax: 305-861-8960

Sandra McCready

From: Rosendo Prieto
Sent: Monday, December 3, 2018 12:17 PM
To: Mara Chouela
Subject: Re: Meeting

Hi Mara, I'm out of town until Monday but we can certainly meet then

Sent from my iPhone

> On Dec 3, 2018, at 11:31 AM, Mara Chouela <mara.chouela@gmail.com> wrote:
>
> Ross
>
> Hope this email finds you well.
>
> Champlain Tower South has been working on the alarm systems. Our experience with the provider
has been less that acceptable. We have a permit issue that we would like to discuss.
>
>
> We would really appreciate if we can meet with you to discuss. Tomorrow or Thursday morning will
work.
>
> Thank you in advance
>
> Mara
> 954.609.2990
>
> Sent from my iPhone

Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Monday, December 10, 2018 12:08 PM
To: Rosendo Prieto; gatormaggie@aol.com; manager@champlainsouth.com
Subject: Re: Meeting

Thank you! 10am?

Sent from my iPhone

On Dec 10, 2018, at 11:08 AM, Rosendo Prieto <rprieto@townofsurfsidefl.gov> wrote:

Anytime you want

<image001.png>

Ross Prieto

Building Official

Town of Surfside

9293 Harding Avenue

Surfside, Florida 33154

Phone (305) 861-4863 Ext. 231

Fax (305) 861-1302

rprieto@townofsurfsidefl.gov

From: Mara Chouela <mara.chouela@gmail.com>

Sent: Monday, December 10, 2018 8:31 AM

To: Maggie Manrara <gatormaggie@aol.com>; Rosendo Prieto <rprieto@townofsurfsidefl.gov>

Subject: Re: Meeting

Ross

Hi! Can we meet with you tomorrow morning? What time is best for you?

Thank you!

Sent from my iPhone

On Dec 10, 2018, at 8:24 AM, Maggie Manrara <gatormaggie@aol.com> wrote:

Mira que bien!!! Se lo envié al señor

Maggie

Begin forwarded message:

From: Maggie Manrara <gatormaggie@aol.com>
Date: December 9, 2018 at 7:34:27 AM EST
To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>
Subject: Re: Meeting

Mara. Has podido confirmar el meeting con el señor de la ciudad de Surfside para el Lunes? A mi me viene bien por la tarde si puedes. Si no el Martes por la mañana. El Miércoles no puedo. Si tú quieres yo hablo con el por teléfono y le explico el problema con Premier. Por favor déjame saber. Gracias

Maggie

On Dec 3, 2018, at 4:25 PM, Rosendo Prieto <rprieto@townofsurfsidefl.gov> wrote:

Yes, thank you

Sent from my iPhone

On Dec 3, 2018, at 2:50 PM, Mara Chouela <mara.chouela@gmail.com> wrote:

Monday Morning?

Thank you.

Sent from my iPhone

On Dec 3, 2018, at 12:16 PM, Rosendo Prieto <rprieto@townofsurfsidefl.gov> wrote:

Hi Mara, I'm out of town until Monday but

we can certainly meet
then

Sent from my iPhone

On Dec
3, 2018,
at
11:31
AM,
Mara
Chouel
a
[<marachouela@gmail.com>](mailto:marachouela@gmail.com)
wrote:

Ross

Hope
this
email
finds
you
well.

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Thank
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Records Law provides

that most written communications to or from Municipal employees regarding town business are public records, available to the public and media upon request. Therefore, this e-mail message may be subject to public disclosure.

Sandra McCready

From: Darlene Martinat
Sent: Thursday, April 5, 2018 2:00 PM
To: Rosendo Prieto
Subject: RE: New form entry is submitted - Contact Us

YES



*Darlene Martinat
Building Department Clerk
Town of Surfside
9293 Harding Avenue
Surfside, Fl 33154
305-861-4863 ext 242
305-861-1302 fax*

From: Rosendo Prieto
Sent: Thursday, April 5, 2018 1:23 PM
To: Darlene Martinat <dmartinat@townofsurfsidefl.gov>
Subject: FW: New form entry is submitted - Contact Us

Can you please provide? Thank you.



Ross Prieto
Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 231
Fax (305) 861-1302
rprieto@townofsurfsidefl.gov

From: Alan Graham
Sent: Thursday, April 5, 2018 12:25 PM

To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>
Subject: FW: New form entry is submitted - Contact Us

Alan P. Graham

Code Compliance Director
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154
Office: (305) 861-4863, Ext. 230
Cell: (786) 509-1291
agraham@townofsurfsidefl.gov

From: Adrian Santaella <ASantaella@cgasolutions.com>
Sent: Thursday, April 5, 2018 10:22 AM
To: Alan Graham <agraham@townofsurfsidefl.gov>
Subject: FW: New form entry is submitted - Contact Us

Default

<https://www.townofsurfsidefl.gov/Default>

New form submission

[Contact Us](#)

Submitted on 05 April 2018, via IP 108.208.118.70 by Anonymous

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If you are requesting Town documents, please click to download the [Public Records Request Form](#).

Please select a Department from the drop-down menu

Code Compliance Department

Comments

I am the Treasurer of the Champlain Tower South Condominium Association and we are preparing for our 40-year inspection. Can you please provide me the date that our condominium was given the CO or the date that we need to comply with the 40-year inspection requirements. Do you have any information or instructions regarding that process for buildings in Surfside? Thanks

Name	Maggie Manrara
Email	gatormaggie@aol.com
Address	8777 Collins Avenue
City	Surfside,
State	FL
Zip Code	33154
Phone	305 302 7656
Organization	Champlain Tower South Condominium

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Sandra McCready

From: Lydia Perez <lydiaperez@tritonwindow.com>
Sent: Monday, January 7, 2019 12:24 PM
To: Rosendo Prieto
Cc: Triton Window Distributors; Alex Acosta; Michel Pena; Rony Jean
Subject: RE: Permit# 18-00000815 (correction)

Good morning Mr.Prieto:

Happy New Year.

Thank you for your reply.
However, we would like to meet with you in person at your convenient day/time.
We strongly feel that you should review our project before we move to obtaining engineering.

Please let us know when you can grant us this brief meeting.

Best Regards,
Lydia Perez
Office: (305) 716-4900
Fax: (305) 716-9844
Email: lydiaperez@tritonwindow.com

Best Regards,
Lydia Perez
Office: (305) 716-4900
Fax: (305) 716-9844
Email: lydiaperez@tritonwindow.com



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From: Rosendo Prieto [mailto:rprieto@townofsurfsidefl.gov]
Sent: Thursday, December 20, 2018 12:29 PM
To: Lydia Perez
Cc: Triton Window Distributors; Alex Acosta; Michel Pena; Rony Jean
Subject: RE: Permit# 18-00000815

Ms. Perez:

We do not suggest specific repairs for window and door installation conditions, we do however recommend that the contractor seek advice from a design professional to address these. Please have your design professional provide these details so that we can finalize the inspections process and you can close out your permit. Please feel free to contact me with any questions. Thank you.



Ross Prieto

Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 231
Fax (305) 861-1302
rprieto@townofsurfsidefl.gov

From: Lydia Perez <lydiaperez@tritonwindow.com>
Sent: Wednesday, December 19, 2018 11:56 AM
To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>
Cc: Triton Window Distributors <triton@tritonwindow.com>; Alex Acosta <alexacosta@tritonwindow.com>; Michel Pena <mpena@townofsurfsidefl.gov>; Rony Jean <rjean@townofsurfsidefl.gov>
Subject: RE: Permit# 18-00000815
Importance: High

Dear Mr. Prieto:

We contacted you a few days ago but have not received any acknowledgement or response. I suspect that you did not receive it due to the size of the attachments on the email below.

I will be glad to resend all the documents and photos under separate emails.

We are available to meet with you tomorrow or any time after January 7th. Thank you for your time and attention to this matter.

Awaiting your response, best regards,

Lydia Perez
Office: (305) 716-4900
Fax: (305) 716-9844
Email: lydiaperez@tritonwindow.com



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From: Lydia Perez
Sent: Thursday, December 13, 2018 4:03 PM

To: 'rprieto@townofsurfsidefl.gov'
Cc: Triton Window Distributors; Alex Acosta; 'mpena@townofsurfsidefl.gov'
Subject: Permit# 18-00000815

Dear Chief Official Prieto:

We are contacting you to request a review of an inspection for building permit #00000815. This is a very small project consisting of 3 sliding door replacement with impact resistant products at 8777 Collins Avenue, Apartment 609 – Francisco Valdes, owner.

On November 19th we began our one-day installation project and called in for an in-progress inspection as required by your municipality. The inspector arrived, inspected all 3 units and noticed a couple of small spaces (1/8" at most due to some stucco residue) along the outer edge of the newly installed wood buck (see photos attached). He requested we fill the small area with some hydraulic cement which we carry on all of our trucks but In addition, requested an engineer to verify what he himself requested for us to do. (see document attached). After a quick analysis, it was easier to reposition the new buck and eliminate the small spacing the inspector referred to during his inspection. The block was cleaned off and the new buck was now placed firmly on the block without any gaps. You will notice from the attached photos that the buck is correctly installed as it is done on every installation in South Florida and as per NOA.

We attempted to convey this change to the inspector on December 4th when we scheduled final inspection. Unfortunately I arrived for the inspection as the inspector was leaving the jobsite and did not have an opportunity to explain the modification.

We would like to ask for review of the installation and consideration to accept it under the newly installed buck, thus not requiring engineering. I have attached photos for your perusal. It is our intention to avoid the time and expenditure of obtaining engineering that will be incurred by the homeowner if, indeed, engineering is no longer required, as we are confident is in this case.

We are available to meet with you and Inspector Michael Pena in person at the job site or at your office to go over the photos and installation process and finalize this permit. I am copying inspector Michael Pena on this email.

Thank you for your time and consideration. I may be reached at 305 716 4900.

Best Regards,
Lydia Perez
Office: (305) 716-4900
Fax: (305) 716-9844
Email: lydiaperez@tritonwindow.com



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Sandra McCready

From: Alex Acosta <alexacosta@tritonwindow.com>
Sent: Wednesday, January 23, 2019 10:37 AM
To: Rosendo Prieto
Cc: Michel Pena; Rony Jean
Subject: Re: Permit# 18-00000815

Thank you!

Best Regards,
Alex Acosta
Triton Window Distributors
Office: (305) 716-4900
Fax: (305) 716-9844
Email: alexacosta@tritonwindow.com

On Jan 23, 2019, at 9:41 AM, Rosendo Prieto <rprieto@townofsurfsidefl.gov> wrote:

Mr. Acosta:

Please proceed with your installation and call in for a final inspection at your earliest convenience. I will accept the submitted pictures for this installation as the matter was relatively simple to resolve and your pictures provided sufficient information to approve along with the field inspections already performed. In the future please coordinate with your field inspector so that a more thorough inspection can be performed and we do not have to resort to this again. Please feel free to contact me with any questions. Thank you.

<image001.png>

Ross Prieto

Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 231
Fax (305) 861-1302
rprieto@townofsurfsidefl.gov

From: Alex Acosta <alexacosta@tritonwindow.com>
Sent: Wednesday, January 16, 2019 12:50 PM
To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>
Cc: Michel Pena <mpena@townofsurfsidefl.gov>; Rony Jean <rjean@townofsurfsidefl.gov>
Subject: RE: Permit# 18-00000815

Hello Rosendo,

Following up on below as homeowner is requesting an update and I would need to have my office schedule for an install team to be assigned.

Thank you and I look forward to hearing back from you.

Best Regards,

Alex Acosta
Office: (305) 716-4900
Fax: (305) 716-9844
Email: alexacosta@tritonwindow.com
<image002.jpg>

Special Promotions and Discounts, LIKE us on:

<image003.jpg> <image004.jpg>

From: Rosendo Prieto [<mailto:rprieto@townofsurfsidefl.gov>]

Sent: Monday, January 07, 2019 2:20 PM

To: Alex Acosta

Cc: Michel Pena; Rony Jean

Subject: RE: Permit# 18-00000815

Thank you, I'll review and answer

<image001.png>

Ross Prieto

Building Official

Town of Surfside

9293 Harding Avenue

Surfside, Florida 33154

Phone (305) 861-4863 Ext. 231

Fax (305) 861-1302

rprieto@townofsurfsidefl.gov

From: Alex Acosta <alexacosta@tritonwindow.com>

Sent: Monday, January 7, 2019 2:02 PM

To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>

Cc: Michel Pena <mpena@townofsurfsidefl.gov>; Rony Jean <rjean@townofsurfsidefl.gov>

Subject: RE: Permit# 18-00000815

Attached are photos of the reinstall after bucks were moved closer inward and in center of block.

The original email sent by Lydia had attachment which was 32 meg in size which is probably why you didn't receive it. Let me know how you would like us to proceed in order to close out permit.

Thank you for your time and I look forward to hearing from you.

Best Regards,

Alex Acosta

Office: (305) 716-4900

Fax: (305) 716-9844

Email: alexacosta@tritonwindow.com

<image002.jpg>

Special Promotions and Discounts, LIKE us on:

<image003.jpg> <image004.jpg>

From: Rosendo Prieto [<mailto:rprieto@townofsurfsidefl.gov>]

Sent: Monday, January 07, 2019 1:36 PM

To: Alex Acosta

Cc: Michel Pena; Rony Jean

Subject: RE: Permit# 18-00000815

Mr. Acosta:

I have communicated with Ms. Perez already and have recommended a course of action. Unfortunately, I believe the job has been completed prior to having the bucks inspected by the Town so meeting at this point will not make a difference. You may, at your discretion, open the area for inspection or provide an engineer inspection letter for the bucks in question. Please feel free to contact me with any questions.

Thank you and my apologies for the late response.

<image001.png>

Ross Prieto

Building Official

Town of Surfside

9293 Harding Avenue

Surfside, Florida 33154
Phone (305) 861-4863 Ext. 231
Fax (305) 861-1302
rprieto@townofsurfsidefl.gov

From: Alex Acosta <alexacosta@tritonwindow.com>
Sent: Thursday, December 20, 2018 12:40 PM
To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>
Cc: Lydia Perez <lydiaperez@tritonwindow.com>; Triton Window Distributors <triton@tritonwindow.com>; Michel Pena <mpena@townofsurfsidefl.gov>; Rony Jean <rjean@townofsurfsidefl.gov>
Subject: Re: Permit# 18-00000815

Hello Me Prieto,

Please contact me (Alejandro Acosta - Qualifier) at (305) 716-4900 as I have some questions related to this request. I left you a VM today in addition to this email reply and look forward to hearing from you.

Best Regards,
Alex Acosta
Triton Window Distributors
Office: (305) 716-4900
Fax: (305) 716-9844
Email: alexacosta@tritonwindow.com

On Dec 20, 2018, at 12:29 PM, Rosendo Prieto <rprieto@townofsurfsidefl.gov> wrote:

Ms. Perez:

We do not suggest specific repairs for window and door installation conditions, we do however recommend that the contractor seek advice from a design professional to address these. Please have your design professional provide these details so that we can finalize the inspections process and you can close out your permit. Please feel free to contact me with any questions. Thank you.

<image004.png>

Ross Prieto

Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 231
Fax (305) 861-1302
rprieto@townofsurfsidefl.gov

From: Lydia Perez <lydiaperez@tritonwindow.com>
Sent: Wednesday, December 19, 2018 11:56 AM
To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>
Cc: Triton Window Distributors <triton@tritonwindow.com>; Alex Acosta <alexacosta@tritonwindow.com>; Michel Pena <mpena@townofsurfsidefl.gov>; Rony Jean <rjean@townofsurfsidefl.gov>
Subject: RE: Permit# 18-00000815

Importance: High

Dear Mr. Prieto:

We contacted you a few days ago but have not received any acknowledgement or response.

I suspect that you did not receive it due to the size of the attachments on the email below.

I will be glad to resend all the documents and photos under separate emails.

We are available to meet with you tomorrow or any time after January 7th.

Thank you for your time and attention to this matter.

Awaiting your response, best regards,

Lydia Perez

Office: (305) 716-4900

Fax: (305) 716-9844

Email: lydiaperez@tritonwindow.com

<image005.jpg>

Special Promotions and Discounts, LIKE us on:

<image006.jpg> <image007.jpg>

From: Lydia Perez

Sent: Thursday, December 13, 2018 4:03 PM

To: 'rprieto@townofsurfsidefl.gov'

Cc: Triton Window Distributors; Alex Acosta; 'mpena@townofsurfsidefl.gov'

Subject: Permit# 18-00000815

Dear Chief Official Prieto:

We are contacting you to request a review of an inspection for building permit #00000815.

This is a very small project consisting of 3 sliding door replacement with impact resistant products at 8777 Collins Avenue, Apartment 609 – Francisco Valdes, owner.

On November 19th we began our one-day installation project and called in for an in-progress inspection as required by your municipality. The inspector arrived, inspected all 3 units and noticed a couple of small spaces (1/8" at most due to some stucco residue) along the outer edge of the newly installed wood buck (see photos attached). He requested we fill the small area with some hydraulic cement which we carry on all of our trucks but in addition, requested an engineer to verify what he himself requested for us to do. (see document attached). After a quick analysis, it was easier to reposition the new buck and eliminate the small spacing the inspector referred to during his inspection. The block was cleaned off and the new buck was now placed firmly on the block without any gaps. You will notice from the attached photos that the buck is correctly installed as it is done on every installation in South Florida and as per NOA.

We attempted to convey this change to the inspector on December 4th when we scheduled final inspection. Unfortunately I arrived for the inspection as the inspector was leaving the jobsite and did not have an opportunity to explain the modification.

We would like to ask for review of the installation and consideration to accept it under the newly installed buck, thus not requiring engineering. I have attached photos for your perusal.

It is our intention to avoid the time and expenditure of obtaining engineering that will be incurred by the homeowner if, indeed, engineering is no longer required, as we are confident is in this case.

We are available to meet with you and Inspector Michael Pena in person at the job site or at your office to go over the photos and installation process and finalize this permit.

I am copying inspector Michael Pena on this email.

Thank you for your time and consideration. I may be reached at 305 716 4900.

Best Regards,

Lydia Perez

Office: (305) 716-4900

Fax: (305) 716-9844

Email: lydiaperez@tritonwindow.com

<image005.jpg>

Special Promotions and Discounts, LIKE us on:

<image006.jpg> <image007.jpg>

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Sandra McCready

From: Guillermo Olmedillo
Sent: Tuesday, November 5, 2019 10:54 AM
To: Maria Notkin; Randy Stokes; Rosendo Prieto
Cc: Daniel Dietch
Subject: RE: Replenish of sands thru 88 Street in Surfside

Is the Lobby available?
Please confirm.
Thank you.



Guillermo Olmedillo
Town Manager
Town of Surfside
9293 Harding Ave
Surfside, FL 33154
(305) 861-4863 (305) 993-5097 F
Email: golmedillo@townofsurfsidefl.gov
www.townofsurfsidefl.gov

 Please consider the environment before printing this e-mail



TREE CITY USA®

From: Maria Notkin <babamyriam@aol.com>
Sent: Tuesday, November 5, 2019 10:50 AM
To: Guillermo Olmedillo <golmedillo@townofsurfsidefl.gov>
Subject: Re: Replenish of sands thru 88 Street in Surfside

OK 2pm. Where in our bldg,? 8777 Collins Ave? Champlain South, Maria Notkin

-----Original Message-----

From: Guillermo Olmedillo <golmedillo@townofsurfsidefl.gov>
To: MARIA NOTKIN <babamyriam@aol.com>
Cc: Daniel Dietch <ddietch@townofsurfsidefl.gov>; Duncan Tavares <dtavares@townofsurfsidefl.gov>; Randy Stokes <rstokes@townofsurfsidefl.gov>
Sent: Tue, Nov 5, 2019 10:29 am
Subject: RE: Replenish of sands thru 88 Street in Surfside

Ms Notkin:
Please confirm for 2:00 pm.
Tank you.



Guillermo Olmedillo
 Town Manager
 Town of Surfside
 9293 Harding Ave
 Surfside, FL 33154
 (305) 861-4863 (305) 993-5097 F
 Email: golmedillo@townofsurfsidefl.gov
www.townofsurfsidefl.gov



Please consider the environment before printing this e-mail



TREE CITY USA

From: MARIA NOTKIN <babamyriam@aol.com>
Sent: Tuesday, November 5, 2019 10:15 AM
To: Guillermo Olmedillo <golmedillo@townofsurfsidefl.gov>
Cc: Daniel Dietch <ddietch@townofsurfsidefl.gov>; Duncan Tavares <dtavares@townofsurfsidefl.gov>; Randy Stokes <rstokes@townofsurfsidefl.gov>
Subject: Re: Replenish of sands thru 88 Street in Surfside

Can it be earlier or after 2 as we r going to the brunch at the community center. Thank you

Sent from my iPhone

On Nov 5, 2019, at 10:09 AM, Guillermo Olmedillo <golmedillo@townofsurfsidefl.gov> wrote:

Ms. Notkin:
 I would like to meet with you at your building this Friday at 10:30 am.
 Please confirm if acceptable to you.
 Thank you.

<image001.jpg>
 Guillermo Olmedillo
 Town Manager
 Town of Surfside
 9293 Harding Ave
 Surfside, FL 33154
 (305) 861-4863 (305) 993-5097 F
 Email: golmedillo@townofsurfsidefl.gov
www.townofsurfsidefl.gov



Please consider the environment before printing this e-mail

<image002.jpg>

From: MARIA NOTKIN <babamyriam@aol.com>
Sent: Monday, November 4, 2019 2:29 PM
To: Daniel Dietch <ddietch@townofsurfsidefl.gov>
Cc: Guillermo Olmedillo <golmedillo@townofsurfsidefl.gov>; Duncan Tavares

<dtavares@townofsurfsidefl.gov>; Randy Stokes <rstokes@townofsurfsidefl.gov>

Subject: Re: Replenish of sands thru 88 Street in Surfside

Dear mayor Dietch we never received an update from mr Olmedillo about when the project will move to 96 st or if they r going to clean our balconies and windows for the units facing 88 street Right now we can't see outside as they are full of sand. Thank you for your cooperation, Myriam Notkin, treasurer of Champlain Towers south Condominium

Sent from my iPhone

On Oct 25, 2019, at 4:02 PM, Maria Notkin <babamyriam@aol.com> wrote:

Thank you so much for your prompt attention and response to this matter. Maria Notkin

-----Original Message-----

From: Daniel Dietch <ddietch@townofsurfsidefl.gov>

To: Maria Notkin <babamyriam@aol.com>

Cc: Guillermo Olmedillo <golmedillo@townofsurfsidefl.gov>; Duncan Tavares <dtavares@townofsurfsidefl.gov>; Randy Stokes <rstokes@townofsurfsidefl.gov>

Sent: Fri, Oct 25, 2019 3:50 pm

Subject: Re: Replenish of sands thru 88 Street in Surfside

Hi. Thank you for your note and I appreciate your patience with this very important United States Army Corps of Engineers project. By copy to our Town Manager, I am requesting he provide an update on the operations and specifically when the ingress/egress point with change to 96th Street. Further, I am requesting that he address your concerns about the cleaning and sand accumulation on the balconies.

=====

Daniel E. Dietch

Mayor

Town of Surfside

9293 Harding Avenue

Surfside, FL 33154

Tel: 305 861-4863

Fax: 305 861-1302

Cell: 305 992-7965

E-mail: mailto:ddietch@townofsurfsidefl.gov

Web: <http://www.townofsurfsidefl.gov/>

From: Maria Notkin <babamyriam@aol.com>

Sent: Friday, October 25, 2019 2:50 PM

To: Daniel Dietch <ddietch@townofsurfsidefl.gov>

Subject: Replenish of sands thru 88 Street in Surfside

Dear Mayor Dietch: We live at Champlain Towers South Condominium at 8777 Collins Avenue and during the last 4 months we have been having the trucks coming thru 88 Street to go to the Beach for the replenish of the sand. Because of the wind and that sometimes the trucks come with their tops open our apartment windows and doors are terrible. We clean them and right away they are completely full of sand. Our building usually cleans our windows 2 times a year in September and April but this year we were unable to do it in September because it will be a waste to pay a company to come and do it, when immediately they will be full of sand again. We thought when they indicated that your trucks will come thru this street it will be for about 3 months, but its now 4 months and we would like to know how

much longer this will go on. Someone had indicated that it will be 3 or 4 months thru this street and then they will do it thru 96 Street. What happened? Could you please let us know how much longer they will continue coming thru our street. With the holidays approaching owners want to know when their windows will be cleaned? Could the City of Surfside have someone at least clean the windows on the apartments facing 88 Street? You really cant see the outside of the street and we cant sit in our balconies as they are full of sand.

Awaiting to hear from you, Maria (Myriam) Notkin, Treasurer of Champlain Towers South Condominium

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Sandra McCready

From: Rosendo Prieto
Sent: Tuesday, September 10, 2019 8:11 PM
To: Mara Chouela
Subject: Re: sidewalk at Champlain Towers South Condominium

No te molestes. Veremos si hay solución.

Sent from my iPhone

On Sep 10, 2019, at 7:52 PM, Mara Chouela <mara.chouela@gmail.com> wrote:

Odio a la gente sin empatía y que todo el tiempo pide y pide como si le corresponderá todo y No da nada.

Ni ganas de contestarle me dio.

By the way, the beach looks amazing!

Sent from my iPhone

On Sep 10, 2019, at 7:11 PM, Rosendo Prieto <rprieto@townofsurfsidefl.gov> wrote:

Thank you, I'll follow up

Sent from my iPhone

On Sep 10, 2019, at 7:04 PM, Mara Chouela <mara.chouela@gmail.com> wrote:

Ross

Hope this email finds you well. As you can see below residents, in a very kind way, are complaining about the dirt.

Can you please look into this?

Thank you!

Sent from my iPhone

Begin forwarded message:

From: Mara Chouela <mara.chouela@gmail.com>
Date: September 10, 2019 at 6:33:19 PM EDT
To: Maria Notkin <babamyriam@aol.com>
Cc: annieg@rogers.com, nanlarlevin@aol.com,
urgelles@me.com, mariasuba2@gmail.com,
GatorMaggie@aol.com, cesar.guerrero@gemedita.com
Subject: Re: sidewalk at Champlain Towers South Condominium

Thank you for your nice words. We've been in contact with the city requesting further cleaning of the streets. They replaced Paul who was responsible of the project. Now there is Mr. Yunesky in charge. We celebrate your interest in improving our community and you are welcome to call him too. 786-218-2560

Thank you again.

Mara

Sent from my iPhone

On Sep 10, 2019, at 4:31 PM, Maria Notkin
<babamyriam@aol.com> wrote:

I am flabbergasted that none of you has done anything about the amount of sand that the trucks coming and going to the beach leaves on our sidewalk. People walk to the beach and they bring the sand with them, it comes in the bicycles & the tires of our cars when they come back thru the garage and when they walk their dogs is everywhere. This is getting disgusted. Who is the person on the Board that has the contact with the City of Surfside to have them clean that in the morning and at night? Doesnt it bother you to see this building what it has become? You are the Board that represents us, please I hope one of you will do something about it. I see that the city has a small like a scooter that picks the sand from the street and pushes it back to the beach area, but since none of you has said anything, they dont touch the sidewalk. That same thing could every time they see a lot of sand push it back to the beach area. Thank you for your attention in this matter.
Myriam Notkin, Apt. 302.

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Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Sunday, February 17, 2019 5:59 PM
To: CTS Manager
Cc: Peter Bertot; mpatrizio@terragroup.com; Robert Zarco; Raymond Urgelles; Anette Goldstein (annieg@rogers.com); Nancy Levin; Rosendo Prieto; jzardoya@bellsouth.net; mariasuba2@gmail.com; gatormaggie@aol.com; Jean Wodnicki
Subject: Re: Styrofoam blowing into hot tub from construction next door about 2 1/2 hours after it was cleaned.

Dear all

You will find attached pictures of the pieces of styrofoam from the beach.

Also, please look at our filters.







Sent from my iPhone

On Feb 17, 2019, at 10:22 AM, Mara Chouela <mara.chouela@gmail.com> wrote:

See attached today's pictures

<image2.jpeg>

<image1.jpeg>

Sent from my iPhone

On Feb 17, 2019, at 9:57 AM, Mara Chouela <mara.chouela@gmail.com> wrote:

Dear all

We are still having issues with the styrofoam. People don't want to go to the pool because of health risks.

Nobody has come come to clean the pool everyday as promised.

Also, we are worried how this will affect the environment of our beaches. We are contacting the health department now. City of Surfside is copied too.

We demand action immediately.

Regards

Mara Chouela
9536092999

Sent from my iPhone

On Feb 14, 2019, at 2:03 PM, CTS Manager <manager@champlainsouth.com> wrote:

Good Afternoon ;

Please see below. I am forwarding my last email once again since we have not received a response as of yet. Please note that in our last meeting we were assured that this matter would be resolved as there is an ordinance in Miami Beach that makes the use of Styrofoam illegal. We are not even having the workers sent over that would come to clean up the debris in our pool or driveway as it was agreed previously. Please advise when we can have a resolution to this matter. Your prompt attention and response is appreciated.

Thank You,



Alexandria Santamaria, LCAM
Champlain Towers South

8777 Collins Avenue
Surfside, FL 33154

Front Desk: (305) 865-7570

Office: (305) 865-4740 | Fax: (305) 865-7800

E-mail: manager@champlainsouth.com

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From: CTS Manager

Sent: Monday, February 11, 2019 11:11 AM

To: 'Peter Bertot' <pbertot@terragroup.com>

Cc: 'Robert Zarco' <RZarco@zarcolaw.com>;
'mpatrizio@terragroup.com' <mpatrizio@terragroup.com>

Subject: FW: Styrofoam blowing into hot tub from construction next door about 2 1/2 hours after it was cleaned.

Good Morning

Please be advised that as per our last meeting the issues discussed have not been resolved. We continue to have residents complaining about the construction starting before the allowed time on Saturdays. The

pool and jacuzzi continue to have incredible amounts of debris. The pictures below were taken just 2 ½ hours after it was cleaned. Although in our last meeting we were assured that the Styrofoam coming into our pool would be controlled it has not been. This is becoming a serious issue as the debris has very tiny particles that can damage not only these systems but also are dangerous for the residents. I have had several residents with concerns of their children aspirating the small particles. Please see the pictures below and advise what has been done on your end to prevent this from continuing.

<IMG_0083.jpg>

<IMG_0084.jpg>

<IMG_0082.jpg>

<IMG_0081.jpg>

Thank You,



Alexandria Santamaria, LCAM

Champlain Towers South

8777 Collins Avenue

Surfside, FL 33154

Front Desk: (305) 865-7570

Office: (305) 865-4740 | Fax: (305) 865-7800

E-mail: manager@champlainsouth.com

Sandra McCready

From: Rosendo Prieto
Sent: Wednesday, January 23, 2019 10:24 AM
To: Mara Chouela; Margarita Brito
Subject: RE: Terra project

Ms. Chouela:

There is nothing for me to check. The best course of action is to have someone monitor the fence, pool and adjacent areas for damage or hire a consultant to monitor these areas as they are the closest to the construction. Please feel free to contact me with any questions. Thank you.

Ross Prieto
Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 231
Fax (305) 861-1302
rprieto@townofsurfsidefl.gov

-----Original Message-----

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Wednesday, January 23, 2019 9:56 AM
To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>; Margarita Brito <marbrito08@gmail.com>
Subject: Terra project

Mr Pietro

Hope this email finds you well.

We are concerned that the construction next to Surfside is too close. The terra project on Collins and 87 are digging too close to our property and we have concerns regarding the structure of our building.

We just wanted to know if any of your officials could come by and check.

See attached

Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Wednesday, January 23, 2019 10:34 AM
To: Rosendo Prieto
Cc: Margarita Brito
Subject: Re: Terra project

Ok. Thank you for your email! We thought since they are very close to the city limit that the city could something. We will revert to our attorney to make sure that our property is not being damaged.

Thank you again for all your support.

Mara

Sent from my iPhone

> On Jan 23, 2019, at 10:24 AM, Rosendo Prieto <rprieto@townofsurfsidefl.gov> wrote:

>

> Ms. Chouela:

>

> There is nothing for me to check. The best course of action is to have someone monitor the fence, pool and adjacent areas for damage or hire a consultant to monitor these areas as they are the closest to the construction. Please feel free to contact me with any questions. Thank you.

>

>

> Ross Prieto

> Building Official

> Town of Surfside

> 9293 Harding Avenue

> Surfside, Florida 33154

> Phone (305) 861-4863 Ext. 231

> Fax (305) 861-1302

> rprieto@townofsurfsidefl.gov

>

> -----Original Message-----

> From: Mara Chouela <mara.chouela@gmail.com>

> Sent: Wednesday, January 23, 2019 9:56 AM

> To: Rosendo Prieto <rprieto@townofsurfsidefl.gov>; Margarita Brito <marbrito08@gmail.com>

> Subject: Terra project

>

> Mr Pietro

>

> Hope this email finds you well.

>

> We are concerned that the construction next to Surfside is too close. The terra project on Collins and 87 are digging too close to our property and we have concerns regarding the structure of our building.

>

> We just wanted to know if any of our officials could come by and check.

>

> See attached

>

>

>

> _____

>

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Sandra McCready

From: Sarah Sinatra <SSinatra@cgasolutions.com>
Sent: Tuesday, July 24, 2018 4:14 PM
To: Rosendo Prieto
Subject: Rooftop antenna

Ross, heads up, I just got a call from a telecommunications company looking to upgrade the existing antenna at 8777 Collins. There isn't a separate zoning process for this as this as we came across this previously. It's just a building permit and zoning is a reviewer. Just an FYI as he said he will be calling you about the process. Thanks

Sarah Sinatra Gould, AICP

Director | Planning Department



Calvin, Giordano & Associates, Inc. | 1800 Eller Drive | Suite 600 | Fort Lauderdale, FL 33316

Office: 954.921.7781 | Direct: 954-266-6495 | Fax: 954.921.8807

Fort Lauderdale | Miami-Dade | West Palm Beach | Clearwater/Tampa | Estero | Port St. Lucie



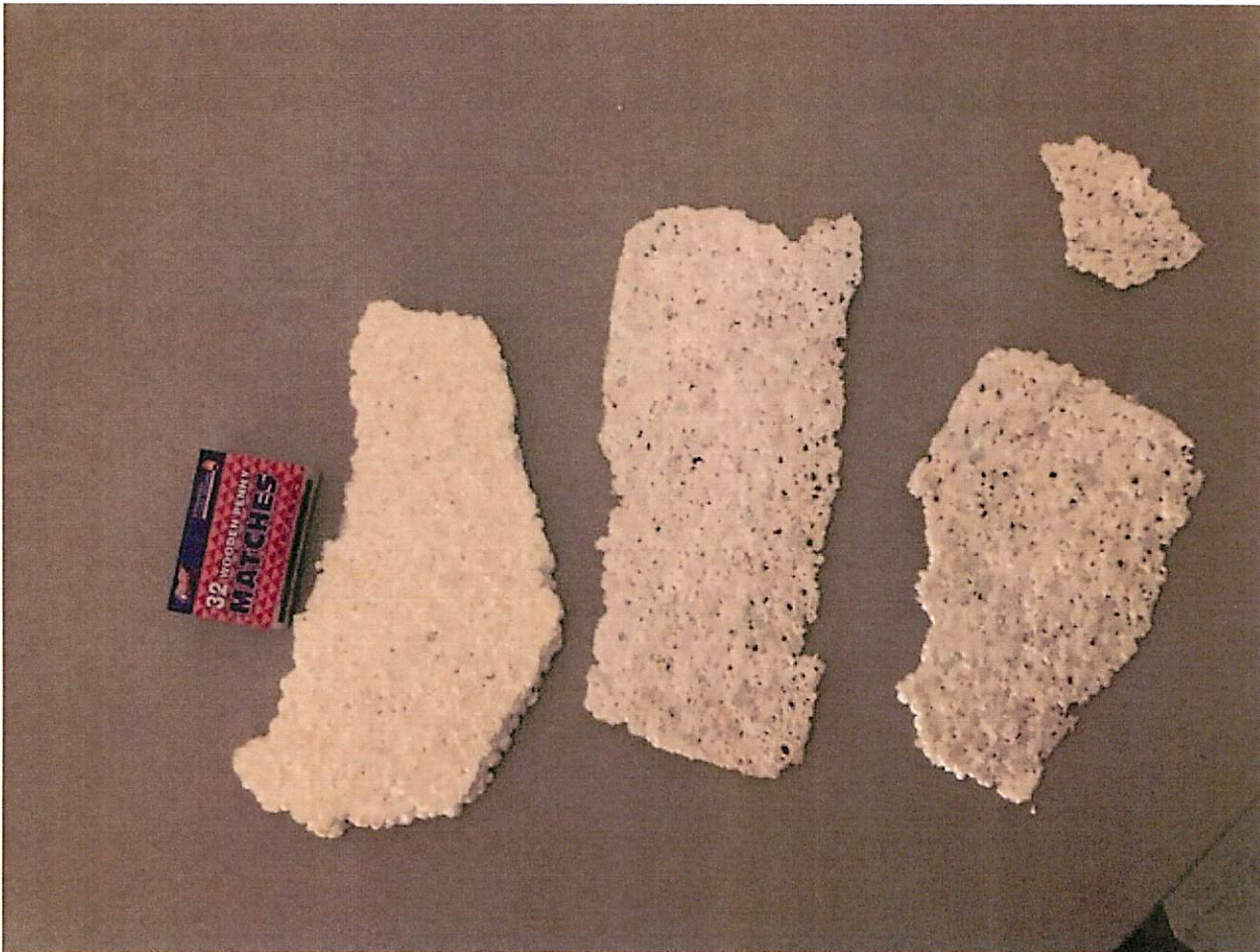
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Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Tuesday, February 19, 2019 3:06 PM
To: CTS Manager
Cc: Anette Goldstein (annieg@rogers.com); Graciela Escalante; mpiazza@terragroup.com; mpatrizio@terragroup.com; jgilg@terragroup.com; Rosendo Prieto
Subject: Terra - Styrofoam

Dear all

Please see attached pieces of styrofoam found on the Surfside beaches



Sent from my iPhone

On Feb 19, 2019, at 10:37 AM, CTS Manager <manager@champlainsouth.com> wrote:

The following is a list of contact information for the members representing the 87 Park Project that attended the meeting today

Michael Patrizio 305-519-5875 mpatrizio@terragroup.com

Michael Piazza 305-796-7137 mpiazza@terragroup.com

Jason Gilg 786-325-4082 jgilg@terragroup.com

Project manager for site: Fernando Vilela 954-543-3358

Thank You,

<image001.png>

Alexandria Santamaria, LCAM

Champlain Towers South

8777 Collins Avenue

Surfside, FL 33154

Front Desk: (305) 865-7570

Office: (305) 865-4740 | Fax: (305) 865-7800

E-mail: manager@champlainsouth.com

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Sandra McCready

From: Mara Chouela <mara.chouela@gmail.com>
Sent: Wednesday, January 23, 2019 9:56 AM
To: Rosendo Prieto; Margarita Brito
Subject: Terra project
Attachments: image2.jpeg; ATT00001.txt; image1.jpeg; ATT00002.txt

Mr Pietro

Hope this email finds you well.

We are concerned that the construction next to Surfside is too close. The terra project on Collins and 87 are digging too close to our property and we have concerns regarding the structure of our building.

We just wanted to know if any of your officials could come by and check.

See attached



