

Friday April 7,2023

Hello WT100 condo owners,

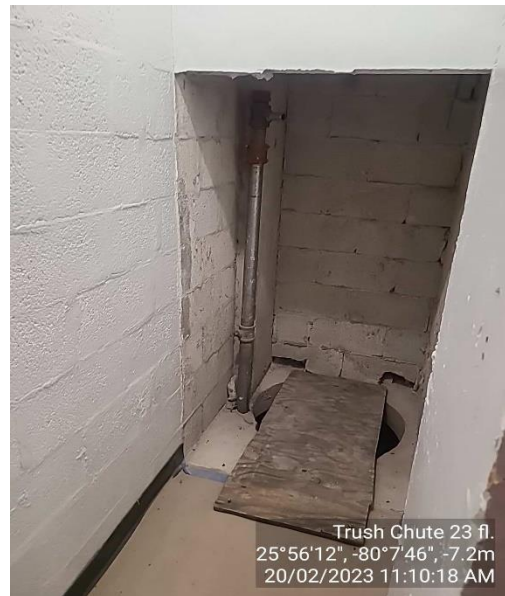
I would like to wish you a happy and healthy Passover and Happy Easter.

We have much good news to report. I am sure many of you are following the construction meetings videos that are posted each Tuesday, and aware of the status of the various projects under way. This a recap for those who see videos and an update for those who don't.

1. Trash Chute (Completion 35%)

The steel chutes have been replaced with aluminized steel which will last longer than the previous rolled steel chute which were subject to corrosion from salt air. In addition to that we used a special sound damping paint and fiberglass insulation wrap (like air conditioning ductwork) to cut down on noise produced by falling garbage. In addition to that we used a special sound damping paint and fiberglass insulation wrap (like air conditioning ductwork) to cut down on noise produced by falling garbage.

On Tuesday April 4, the Wayne Sprinkler Co. installed the necessary new sprinklers in the trash chute line and we are ready for the Fire Department Inspection. Once we have passed the inspection, the Taurus Chute Co. will restore the walls. Then new tile floors will be installed to help keep the trash room clean and spotless.





Old trush Chute material



Trush Chute
25°56'11", -80°7'42", -26.0m
20/02/2023 11:32:24 AM



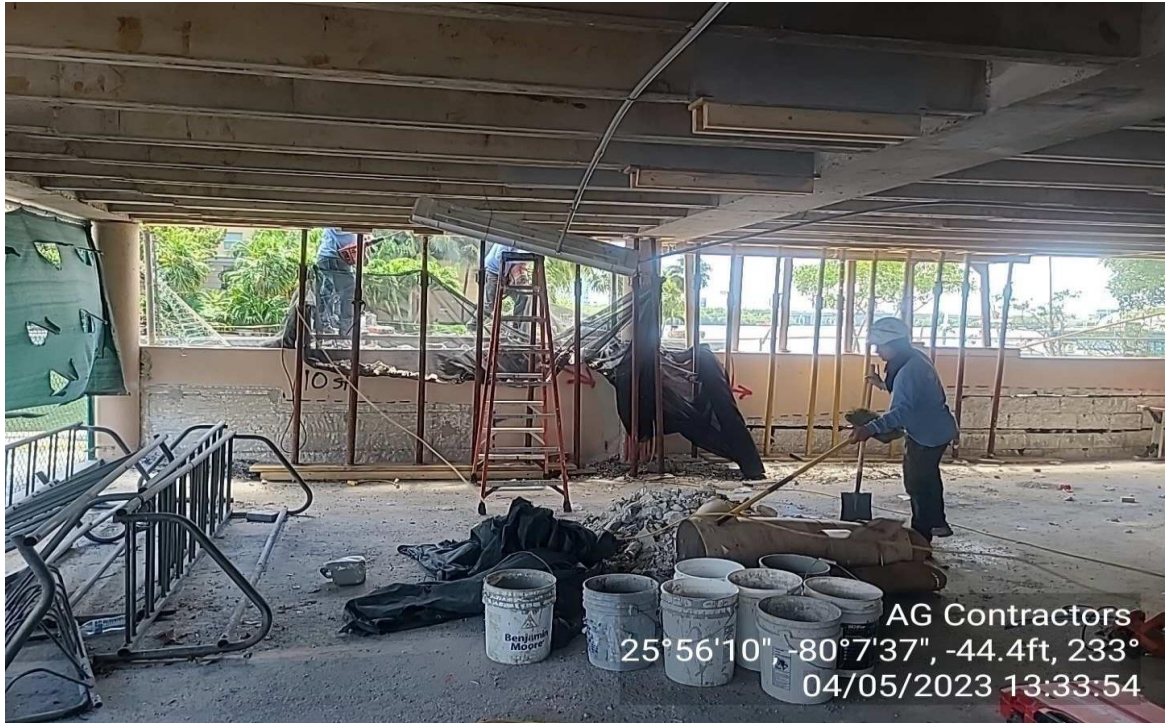
Taurus Chute
25°56'11", -80°7'42", -70.9ft, 10°
04/07/2023 11:08:59



Trush Chute soundproofing
25.93746, -80.12628
03/10/2023 15:15:24

2. Concrete Restoration of Pool Deck, Floor 1 and 2 Garages and Both Pool Bathrooms (Completion -1%)

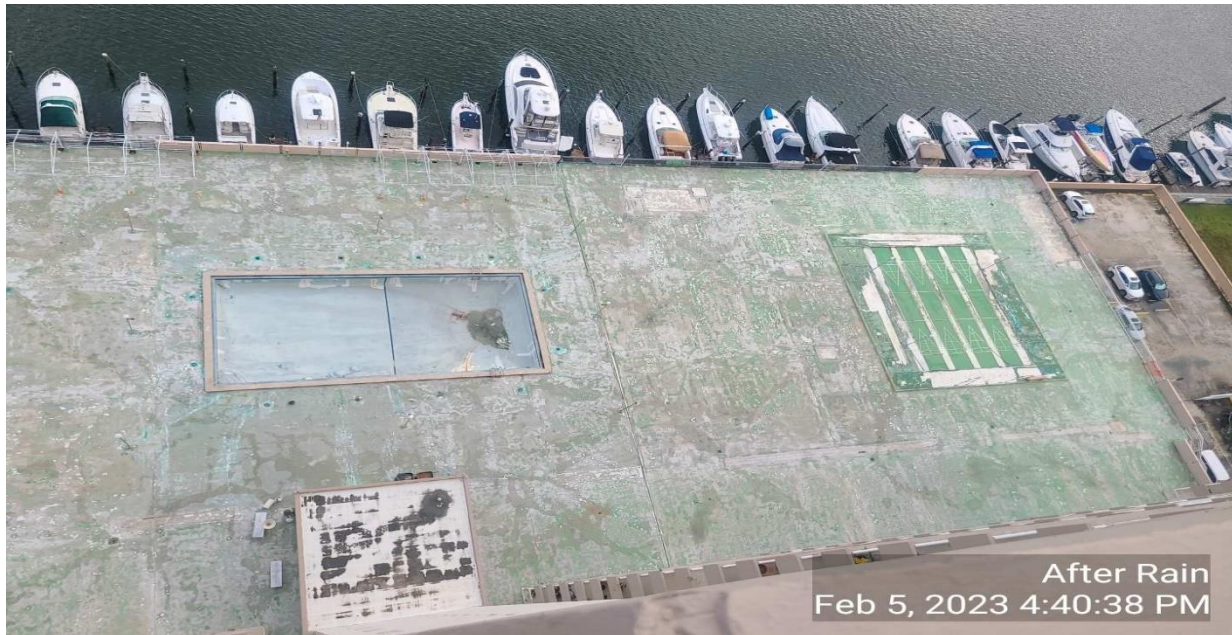
We started the work on Zone #1 last week. The pool was removed from the permit application and with all changes requested by SIB plan reviewer, we will submit the drawings and calculations separately, since the Town is asking more and more info and it takes weeks for each time we resubmit the application to review.





3. Waterproof Pool Deck Preparation

Done 100%, permit closed.



3. Elevator Modification (Completed-75%)

The Elevators #1, #3, #4 and #5 are completely refurbished and back in service. We have only elevator #2 to modify and install elevator management software to control the system. In approximately 1 month we will have the crane back to remove the last machinery from the roof.

4. Generator Replacement (99.9% completion)

The new 200KW generator has been installed and is connected to the building's emergency panel. The plumbing, mechanical and electrical inspections were conducted several weeks ago; we passed with no problem.

The fire department requested the original paperwork be updated to show the additional exhaust pipe that they required along with the existing generator emergency panel. We have ordered that drawing from the Ganem Engineering Firm. The best news is that the system is fully functional!

5. Lobby Piping and Electrical (Completed 100%)

More great news! We finished repairing and replacing the rotted main water line in the lobby and air conditioning ductwork allowing PIF Construction to move forward with the original project.

Thank you for your patience and understanding.

Piping is completed 100%







Ductwork replacement finished 100%





6. Pool Deck Beautification

Our Architect developed the rendering for the pool deck and now the Engineering Firm is working on the installation drawings. They should be finished and available in the next few weeks.





7. Roof (Approx. 75% done)

Advanced roofing completed 100% of the demolishing of the old roof and completed 100% of installation of the new temporary torch down roof to assure the building is watertight. We had 3 minor water leaks, which were sealed right away. The company obtained all necessary materials, placed it on the roof and started installing the permanent roof. They have completed about 90% on the east side. Last week the materials for the west side arrived and they will start installation on west side.

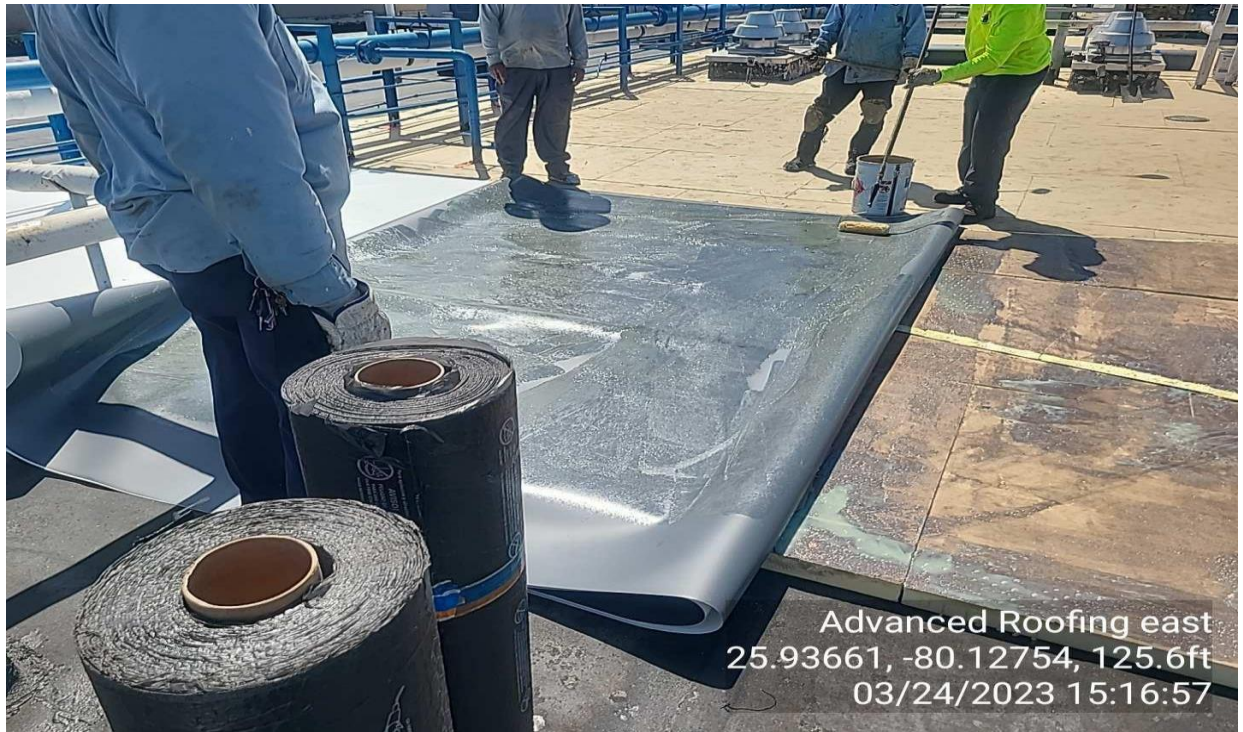




Advanced Roofing east
25.93664, -80.12777, 124.9ft
03/15/2023 09:52:44



Advanced Roofing 17 people
25.93655, -80.12844, 155.7ft
03/01/2023 13:11:49



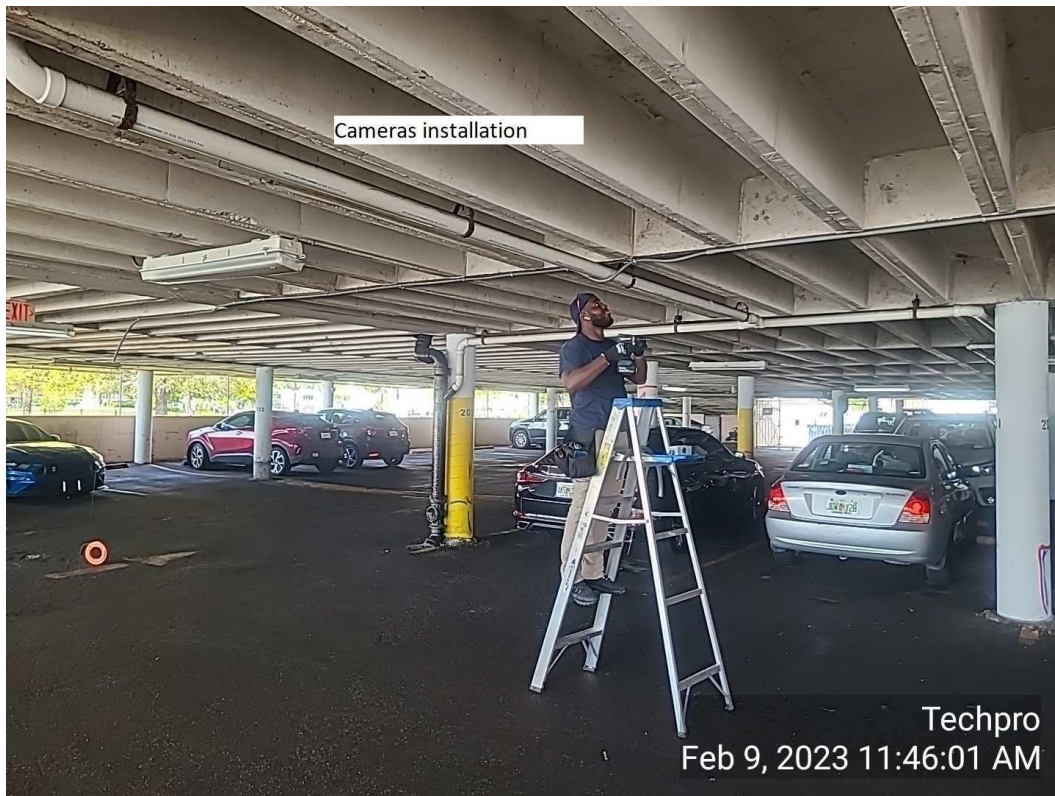
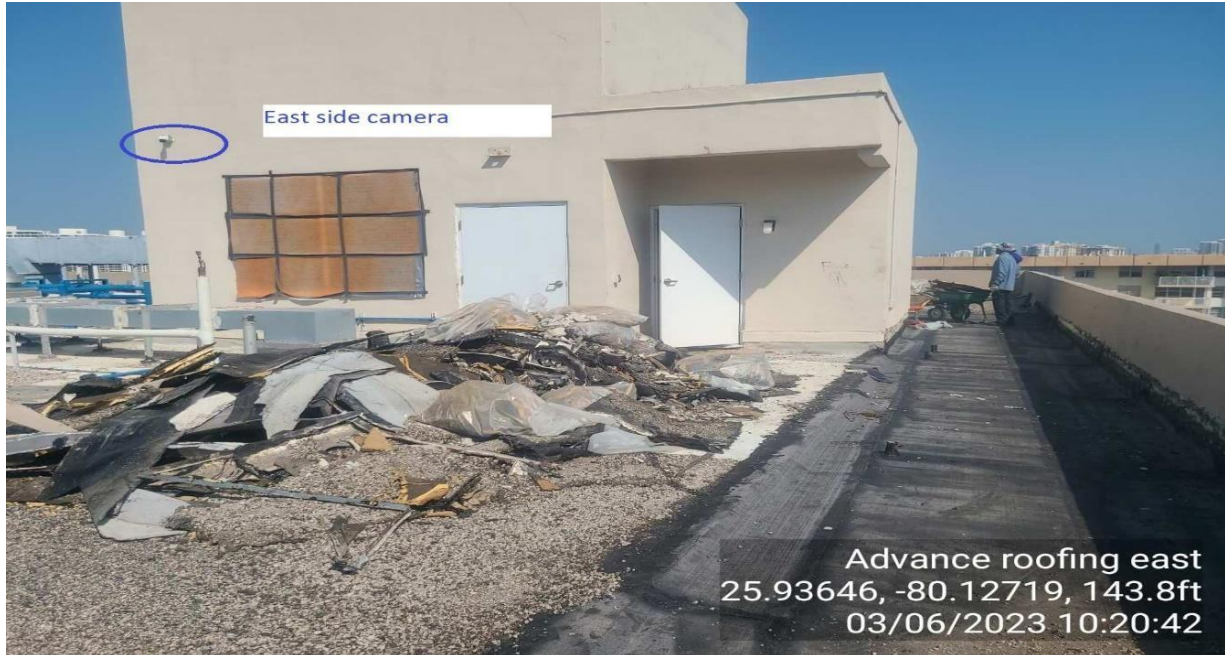
Advanced Roofing east
25.93661, -80.12754, 125.6ft
03/24/2023 15:16:57



Advance roofing
25°56'11", -80°7'38", 109.2ft, 315°
04/06/2023 10:53:43

8. Security Cameras (Approx. Completed 70%)

All garage cameras were replaced, all conduit in the East, West and Center run has been completed; the company will start mounting the cameras on the floors.



10. Building Sign (90% completed)

Building sign is installed and as soon as the roofers complete the work on the valet roof, we will connect the power to the sign.

11. Front Parking Lot Update.

We are planning to start the work on the east side to establish 14 additional parking spaces. We anticipate this will be completed by the end of April or beginning of May (weather permitting).

12. Lobby Renovation (85% completed)

We are almost done with the lobby, contractor is finishing the tiles for the wall and making the last finishing work.





PIF lobby

25.93667, -80.12783, -78.1ft

03/17/2023 14:50:11





PIF lobby
25.93662, -80.1278, -77.8ft
03/20/2023 11:18:01



PIF lobby
25.93667, -80.12783, -78.1ft
03/20/2023 11:17:47



Happy Holidays everyone and stay healthy.

Best Regards,

Lev Solodovnik

WT100 Superintendent/Project manager

Winston Tower 100 on the move ... *moving forward!*