



CC-C024413

ESTABLISHED 1983

July 25th, 2023

Lev Solodovnik
Solo Consulting Services, LLC
3243 NE 166TH Street
North Miami Beach, FL 33160

Re: Project Winston Towers 100/ 250 174th Street Sunny Isles Beach, FL 33160

Dear Mr. Solodovnik,

As you know, the re-roofing process necessarily involves large equipment, noise, vibration, dust, odor, and other inconveniences. We will do our best to minimize these effects and to complete your project with as little inconvenience as possible. We are skilled at protecting your property during re-roofing operations but there are some risks that are inherent in the process. We highly recommend that you distribute this letter to every employee/building user both now and again after the Pre-Construction Meeting, which will fix the date that construction will start.

ACTIONS WHICH NEED TO BE TAKEN BY MANAGEMENT AND EMPLOYEE/BUILDING USERS:

- **Hanging Items:** Vibration may cause damage to hanging items or cause them to fall. It is suggested that all such items be dismantled or otherwise protected against vibration. Those closest to the roof level should pay particular attention to this warning.
- **Patios/ Balconies:** Items on patios should be protected with tarps or brought indoors.
- **Staging Area:** We will need to utilize your parking lot to stage equipment. Once the location has been determined, the area will be roped off and only our personnel will be permitted to walk through or park there. Hot tankers and miscellaneous trucks and equipment will be left in the staging area day or night. Small engines on these vehicles may remain on at night to keep the tar or asphalt in proper condition for the next morning.
- **Noise, vibration, and dust** are a necessary by-product of the re-roofing process. Everyone on the top floors should cover electronic and computer equipment, as well as windows & sliding doors to prevent dust infiltration and for protection in case of a sudden thunder shower.
- **Odor:** The material on the roof may create a severe tar odor. Residents who are odor sensitive or who may have respiratory problems should consult their doctor and may need to be away from the building if the odor bothers them.
- **Work hours** will be from 7:00 AM to 5:30 PM, Monday through Saturday.
- **Damage Claims:** Prior to commencement of work the Association will provide access to all units on the top floor so that the pre-construction condition can be documented. We will coordinate the date for this at the Pre-Construction Meeting. In the event of any damage during the course of our operations it is your responsibility to put us on notice as soon as possible so that we can assess and hopefully mitigate the damages. Notice must be given no later than 48 hours after the event. Unit owners should also be

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instructed to report any damage to your property manager or other designed person who will advise us of the claim at the earliest opportunity. No repairs should be made without first giving us notice and an opportunity to inspect same. We will do our best to respond rapidly and determine whether the damage was as a result of our fault and repair any damages that are our responsibility. Damages which were pre-existing or beyond our control will not be the responsibility of Advanced Roofing. This will include damages which would have been avoided if the steps outlined about had been followed.

Thank you for your cooperation. We appreciate your business will do everything in our power to reward your confidence in our Company.

Sincerely,

Carlos A. Machado

Carlos Machado
954-632-9877

www.advancedroofing.com

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