

Dear Unit Owners,

We are very excited to inform you about all the current developing projects at Winston Towers 100 Condominium. As many of you already know, we planned to repair our pool and the pool deck for quite some time. We were actively interviewing the engineering firms when the unfortunate tragedy occurred at the Champlain building in Surfside. The City of Sunny Isles Beach building department had initiated a visual structural inspection of all buildings within its jurisdiction, including the Winston Towers. The city officials visited Winston Towers 100 approximately two months ago and inspected the garage and pool. The pool was closed at the time of inspection due to leaks in its concrete shell.

We received a notice from the city requiring the Association to perform a structural inspection within 30 days by a licensed engineer to ensure the safety of the building. Though it was difficult to find an available engineer due to many buildings in Sunny Isles Beach and surrounding areas going through the same process, the Board of directors signed an agreement with Ganem Engineering. The engineer inspected the concrete on August 27, 2021.

Winston Towers 100 hired a new construction superintendent (Owners Representative) - Lev Solodovnik, who hand-delivered the structural report to the Building Department Director, Mr. Clayton Parker, on September 7, 2021. You may review the report at the end of this letter.

Although the structural engineer identified several issues, the report stated that Winston Towers 100 was "safe to live in. "

The engineering report was the first phase out of three stages of the process.

The next phase will involve engineering drawings of the pool deck concrete renovation, swimming pool, lower and upper garage levels, and men's and women's pool bathrooms. The changing code requires modification to both restrooms by the health department. Along with the concrete restoration, we are also assessing the modernizing of all five elevators, the replacement of the emergency generator, Fire Department correction of pending violations, roof replacement, water heaters replacement, lobby plumbing, and electrical upgrade/replacement of the rotted drain lines and rusted wiring conduits.

Below you will find a brief update on all current projects:

1. Building painting and stucco repairs

The work is 90% complete. The south side, east side, and over 50% of the north side were repaired and painted.

2. Concrete restoration of the pool deck, lower and upper garage levels, pool bathrooms waterproofing.

Ganem Engineering will physically inspect all visual surfaces of the concrete columns, structure supports, and beams, develop a set of drawings, and mark all possible damages for repairs on

Tuesday, September 14, 2021. The objective is to generate an accurate quantity of repairs and reflect this in the bidding process. Thus, minimizing unforeseen change orders. This process will take several months.

Subsequently, the scope of work will be prepared, and the Association will commence the bidding process to select a concrete restoration contractor.

3. Elevator modification

Lerch Bates, an elevator consulting firm, has been hired to prepare a bidding package and supervise the elevators' modernization process. Currently, Lerch Bates is contacting multiple elevator companies for an onsite walk-through and evaluating the elevators' conditions. Upon receiving multiple bids from the elevator companies, the Board of Directors will compare the bids and award the contract to the most qualified vendor. In the interim, please note that Otis completed repairs to the West service elevator, and it is fully operational. Elevator number four is still in the process of repair.

4. Generator replacement

The generator has reached its useful life and requires expensive repairs to remain operational. At some point, its antiquated replacement parts will no longer be available. Further, the fire code has changed and requires a larger fire pump and generator. The Association has hired Delta G Consulting Engineers to assess and provide a recommendation for a new generator. Due to its size, sound, repairs access, and code requirement, there may be a need to relocate the new generator to the outskirts of the garage.

Further, a study of the existing load is needed to determine whether the suggested size of the generator is just what is needed. Oversizing a generator is just as bad as under-sizing. Thus, we have to "measure twice and cut once" in this instance.

5. Lobby piping, electrical, and ceiling replacement

We will commence this project by selecting the contractors to provide a proposal for the survey and replacement costs.

6. Pool deck beautification

We are interviewing landscaping engineers to provide recommendations and scope of work for the bidding process, permit drawing, and specification.

7. Roof

We are at the final stage of developing the specifications needed to solicit bids for a roofing contractor. The Association will obtain a proposal for Fibertite TM, TPO, and coal tar pitch roofs. Once the roofing system is selected, the contractor will be awarded the contract.

8. Security cameras

The Association installed new security cameras previously (Phase I) for increased residents' security. This project needs to be completed. In the next few weeks, we will develop a sketch of the existing cameras in the garage and other locations, as well as additional security camera locations on each floor. This outline will be used for the specification and bidding process.

9. Garbage compactor and trash chute replacement

The garbage equipment is due for replacement. In numerous areas, you can already see rusted steel. As we cannot afford to allow the system to fail, we will solicit bids for replacement.

10. Building sign

Our building sign is in terrible condition. The sign and its support are rusted out and may collapse. As many of you may notice, several Winston Towers buildings have new modern signs. We are working to have one installed on our lobby canopy. It is a small expense, but it is still on our to-do list.

11. Financing

Winston Towers 100 requires massive emergency work to satisfy the 50-year recertification, safety, and maintenance requirements. The residents are entitled to live in a safe and functional building. The Association will solicit proposals and obtain financing via a construction loan. Once the loan is secured and projects commenced, the Association will have two years to draw funds from the initial line of credit. Each time funds are drawn, the Association will provide the bank with the draw application and supporting documents signed by the Board and engineer. After the two-year draw period, the line of credit will be transformed into a construction loan for an additional three years (for a total of five years).

As you must imagine, the Board and management office are very busy improving the condition of the building. As such, all work will be done simultaneously to satisfy the SIB building department, health Department, Fire Department and to improve the safety and quality of life of our residents. I will inform the residents of the status of all pending projects regularly.

Winston Towers 100 Management