

November 20,2022

Hello WT100 condo owners,

This is a short update on the projects occurring in our building.

1. Trash Chute

The contractor, Taurus Chute, finally received an approval from the fire department after several review demands which included an asbestos testing report on all trash chute rooms. The documents were delivered to the SIB Building Department for building, plumbing and fire protection review. We haven't received a response yet from them.

2. Concrete Restoration of Pool Deck, Floor 1 and 2 Garages and Both Pool Bathrooms

As you are all aware from the zoom meetings and videos on our WT100 website, we were originally working with South Coast Paint and Restoration. However, after a month of reviewing our contract, they provided us with terms which were unacceptable which included approving the pay application in three days and paying monthly bills within seven calendar days with twenty-five percent late fees. They eventually lost interest in working with us which is why we signed a contract with AG Construction Corp. after both parties agreed to reasonable terms. The company applied for a permit before we gave them a deposit. While we are waiting for that permit, as per our request, the company will begin mobilization this Monday on 11/21/2022. This will include tasks not required by a permit such as setting up any portable toilets, tools, trailers, dumpsters, protective plastic covers for zone #1 (which is why there was a rush to move the vehicles), bringing in work materials, bringing in tons of shoring and assembling them under the pool for demolition and other construction needs.

It will be tough with the outside parking. In the evening, you may have to find parking far away and walk back to the building under potential rain but we have no choice and have to finish the garage and pool ASAP.

Hopefully it will take a maximum of 1.5-2 months for each zone, depending on the damages to repair and at that point you would be able to bring your vehicles back. There will be no unit owners contractor parking during the construction. They can load and unload the tools and materials and park somewhere else.

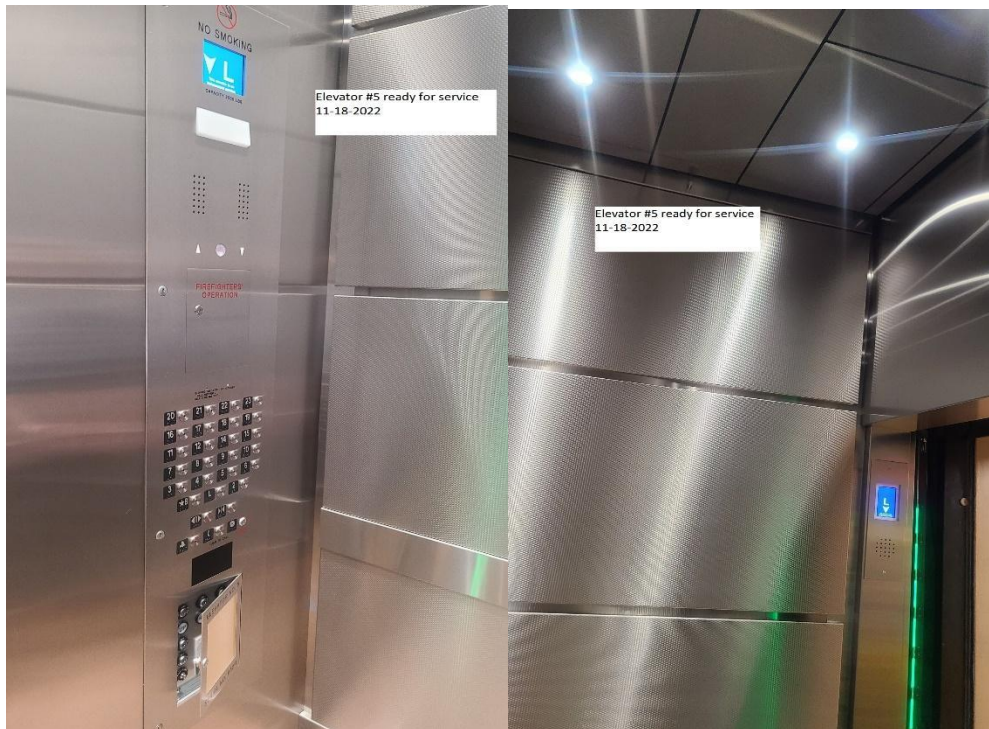
3. Elevator Modification

a. Existing Elevators (repeated message)

We are successfully keeping the existing elevators running. One of the problems we are still experiencing is the shuffle of people moving in and out of the elevators which is jamming doors. This is causing overheating of the door mechanism motor and the elevator is shutting down due to a safety mechanism. We are asking people not to hold the doors but we aren't receiving any cooperation which is why the elevators keep shutting down.

b. New Elevators Modernization.

West elevator #5 underwent three inspections from November 3rd which uncovered only minor violations and was approved for service. Freight elevator #1 will be shut down for at least three months on November 28th after the holidays for modernization purposes.



4. Generator Replacement

The Generator replacement was awarded to KW Power System Corp. We finally received all four permits, however we have not yet started the job since we were told that the generators would take four to six months to reach us. However, last Friday, we received a message that the generators are going to be shipped on Monday 11/20/22 which was a very pleasant surprise. So now we will have one more contractor on the parking lot.

Below is a message from the contractor;

HELLO
GENERATOR IS SHIPPING OUT ON MONDAY
Thank you,
Electrical Contractors

5. Lobby Piping and Electrical

Some people are stopping me and expressing their anger toward the lobby construction that is going on, which, in their view, isn't going anywhere. Well, everything that needed to happen up to this point has happened and is happening. Until we have all the communication repairs in order, we cannot proceed with the ceiling or any further related work. We submitted an application for a permit however the plumbing inspector requested an engineering stamp drawing showing all the hangers and spacing (see below).

DENIED by Christopher Robulock on 11/11/2022 with the following Comments:

- *Provide plans signed and sealed by an engineer for the common area work. Provide location of shut of valves*
Provide hanger details
Provide a spacing of each hanger detail
How will the piping be accessed? Will the ceiling be demoed? If yes, a building permit is required.
..FBC 2020 107.3.5...CR...crobulock@sibfl.net

That's why a lot of things are happening behind the curtains and we are doing everything necessary to move the project along. Just relax and enjoy the ride.

6. Pool Deck Beautification

The board and property manager are heavily involved with the landscape architect in designing the pool deck. There is no final rendering but as soon as one is created, it will be emailed to everyone.

7. Roof

The job is supposed to start on 01/19/2023 and will be done by approximately 05/19/2023 plus any rainy days which occur.

8. Security Cameras

We have three bids on our specification and drawings and the board will start interviewing the first bidding company next week

10. Building Sign

We are still waiting for the permit.

11. Front Parking Lot Update.

The original application review was denied, asking for a calculation of the green zone. We are working on the original drawing to reapply for the permit.

12. Fire Protection Miami Dade Fire Department Request.

Mrs. Sarah Maman is finishing the inspection for the building doors next week and will submit the 2 page questionnaire for Miami-Dade approval. After that, we may start some work recommended by the engineer.

Happy Holidays everyone and stay healthy.

Best Regards,

Lev Solodovnik

WT100 Superintendent/Project manager