

## Maintenance Committee Meeting

July 7, 2022

Attendance: John Ollsen, Gary Schuster, David Muzio, Jeff Winsler, Morris Bencini, Jeff Via phone: Bill Horton, Valerie Biebuyck

Agenda Item 1: Review Action Items List.

- See attached updated Action Items List Dated July 7, 2022.

Agenda Item 2: Bel Mare Response to Senate Bill 4-D

- Bill Horton presented his analysis of the senate bill (see attached)
- Bill will prepare a timeline and critical actions that Bel Mare must consider going forward. A “ballpark owner cost figure” that Bel Mare should allow for will be developed as information become available.
- John Ollsen will prepare a memo to the Board with Bill’s analysis of the Senate Bill.

Agenda Item 3: Review potential projects and enhancements to maintenance program for input to Bel Mare’s budgeting process.

- This item was not discussed in meeting however a number of items as follows were identified subsequent to the meeting:
  - Costs for Maintenance Management System as evaluated by Brian Miller
  - Costs for planter root trimming to maintain integrity of liners
  - New humidity/temperature control thermostats for service hallways
  - Allowance for front-end consultants to assist in assessment of Senate Bill 4-D. More detailed analysis will be developed by Bill Horton
  - Other items as a result of Reserve Study review and which were incorporated to Reserve Study update.

## ACTION ITEMS LIST

### MAINTENANCE COMMITTEE 2022

ISSUE DATE 7/7/2022

ITEM #	DESCRIPTION	RESPONSIBILITY	DATE CPT		STATUS	REMARKS
			FORECAST	ACTUAL		
1	Post revised Maintenance Committee Charter. Board has approved changes and management will post on website	Jeff			open	Website Mgr now has Charter to put on Site
2	Brian will follow-up with Castle to see what other MMS's exists. Maintenance checklists as provided are not manageable.	Bldg Mgt			open	Brian will work with Castle to Demo <a href="#">Building Link</a> software.
3	Ensure that Building Management manages Projects List thru maintenance dept.	Jeff			open	Brian will make recommendation
4	Evaluated tennis court cracking with a local contractor for pricing.	Bldg Mgt			open	Morris has contractor name for work and will give to Brian for a quote
5	Maintenance Dept to contact city to inspect and correct malfunctioning water meter.	Bldg Mgt			open	Brian is working with City to provide second evaluation of meter
6	Check pool vaults for leaks. (Property checklist item)	Bldg Mgt			open	Pool vault must be accessed by certified HAZWOPER personnel. Morris will provide name of a contractor.
7	Determine best way to address owners to replace water heater before they fail. (Electric water heaters have a 10 to 15 year life). Eblast community regarding possible liability issues if water heater fails. Also, include use of tablet to detect leaking flapper valve.	Jeff			open	Jeff to prepare flyer to be sent to residence.
8	Develop program to determine how water usage savings can be achieved. Contact City for info on companies that can perform water usage audit.	Brian			open	Brian will discuss with city in conjunction with water meter issue

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9	Schedule Next thermography inspection of electrical load centers and panels. (Last performed in 2016. NFPA recommends annual inspection)	Bldg Mgt			open	Previous report was provided. Brian to contact previous contractor.
10	Set up routine to observe and report that irrigation well and all other irrigation appurtenances are functioning properly. Advise Landscape Committee.	Bldg Mgt			open	Brian is working with Landscape committee and contractor to observe function once a month. Observed that one zone not working.
11	Conduct meeting with Structural Engineer to review structural recertification and cracks in the garage structural concrete.	Morris			closed	Held meeting with Dave Karins May 17 <sup>th</sup> at 1 PM
12	Determine if exterior doors are fire rated and need to be replaced	Bldg. Mgt			open	Door are not fire rated and do not need to be replaced
13	Locate a tile repair specialist to address chipped tile on lanais and other common areas.	Morris			open	Brian bought repair kit and will attempt to repair. Investigate polishing to reduce chipping.
14	Insure that leaks into living areas under lanais are well documented. No documentation in files.	Bldg. Mgt			Complete	Brian will document leaks and notify committee
15	Initiate overall third party assessment regarding replacement of lanai tile including Tremco (manufacturer) assessment of membrane.	Jeff			open	Tremco has visited site. Secure Tremco Report From Karins
16	Investigate best solution to resolve water intrusion into roof doghouses including blocking over louvers. Review use of sumps with pumps. Verify that waterproofing is complete and louvers are not blocked. Verify fascia damage is corrected.	Jeff			open	Louver covers and floor foam removed on building 2. Caulking complete around louvers and fascia. Brian will monitor for water intrusion. No water observed after downpour.

ITEM #	DESCRIPTION	RESPONSIBILITY	DATE CPT		STATUS	REMARKS
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17	Obtain and review elevator vestibule report produced by Karins	Morris			open	Morris to expedite Karins for report
18	Obtain status of Service hallway instrumentation (thermostats, and RH and Temperature Data loggers) results.	Jeff			open	Brian to obtain quotes for new remote humidity control thermostats for each service hallway
19	Verify that building management has incorporated checking elevator shaft louvers and variable speed fans operation into building inspection checklist.	John			closed	Brian is doing this on a regular basis. Item complete
20	Obtain copy and regular distribution of Vendor Status Report	Bldg Mgt			open	Brian to check with Toni for list
21	Maintenance Committee to provide input to reserve study kick-off. Maintenance committee meeting scheduled for April 29 <sup>th</sup> at 10 AM for the purpose of reserve study kick-off.	John			Complete	
22	Schedule comprehensive FPL Energy Survey.	Jeff			open	
23	Address with contractor and engineer Painting/water proofing non-compliant quality issues identified by Bill Horton's list including Caulking, Lanai tile drainage, eyebrow painting, various rooftop items, etc.	Morris			Open	Building 2 interior roof items will be complete once tile replacement swing stages are removed. Eyebrow painting was observed as complete by Morris subsequent to meeting.
24	Verify that parapet cap wood nailer is pressure treated wood.	Bldg Mgt			Open	Morris observed that wood nailer is pressure treated however parapet cap requires extensive rework.
25	Request protocol regarding lanai expansion joints and for membrane slab edge termination detail	Morris			Open	Morris to follow-up with Karins

ITEM #	DESCRIPTION	RESPONSIBILITY	DATE CPT		STATUS	REMARKS
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26	Research through contractors improved technology addressing phone lines for fire panel and elevators.	Bldg Mgt			Open	Brian will check with new contractor
27	Distributed to Maintenance Committee up-dated Project List	Bldg Mgt			open	Brian will evaluate List to see if it's of value to him. The last update was 3/6/22.
28	Receive and review Structural engineers report, Re Dave Karins Site Visit.	Morris			open	
29	Review Status of insulation repairs on roof and report back to committee	Bldg Mgt			complete	
30	Evaluate water intrusion (Possibly from Planters) and structural crack in storage room south of pool chemical room	Bldg Mgt				Karins to investigate

## Florida SB 4D - The Big Challenge

Senate bill 4D was passed and signed by the Governor in record time. It will have a significant effect on Bel Mare and all Florida condominiums.

The new law must and will undergo some tweaks and clarifications before the Dec 31, 2024 deadline. However this bill passed unanimously so sweeping changes are unlikely.

The two big segments of the bill are "Milestone inspections" and "fully funded structural integrity reserves". These both will have significant financial impact. The Milestone inspections will have a more immediate impact on older condos and will only indirectly affect Bel Mare until 2037. The indirect effect on Bel Mare will be the result of Florida licensed engineers and architects being inundated with work.

The law stipulates the visual inspections can only be done by Florida licensed engineers and architects and there is only a finite number available. They are also charged with estimating the remaining useful life and the reserve amount required to fund replacement or deferred maintenance. The inspections will generate repairs that will require supervision by this same group of professionals. I perceive this to be a major hurdle for accomplishing everything in a timely manner.

The fully funded, non-waivable structural integrity reserve is due to be completed by Dec. 31<sup>st</sup>, 2024. Beth Pannell of the Florida Department of Business and professional regulation division of condominiums believes condo associations must be fully funded by Dec 31, 2024. On the other hand Bill Sklar, a condo law attorney that chaired the Florida Bar task force that spearheaded the changes included in SB 4D, believes the language means associations must "start the funding" for the fully funded goal, but will not be expected to be fully funded by that date. Big difference and one of the clarifications that is necessary. I interpret the law the same as Beth's but believe it's virtually impossible for condos to achieve full funding that fast.

Other tweaks that are required. #1. Better defining who is qualified to do the inspection for each item requiring inspection. It does not specify the technical qualifications of the engineer and/or architect, leaving it to the engineers and architects to decide who is qualified. It seems it may take several engineers qualified in different specialties to accomplish the inspection. #2. Includes electrical systems in the structural integrity reserve and it is unclear how these systems affect the structural integrity of the building. #3. It is assumed that the reserves for plumbing and electrical would only be for the common areas. Associations cannot reserve for other than common elements. These repairs/replacements cannot be completed without unit owners funding the repairs within the unit boundaries. Needs clarification. #4. Clarify if recently completed inspections and certifications have any value. The experts in the webinars basically felt these were useless due to the expanded scope. #5. Fireproofing and fire protection systems may also be a stretch. These are life safety items as opposed to structural integrity



components. It may be they want both categories to be fully funding. If so it would be nice if the stated their objective.

I have attached page 37 of the marked up bill which includes a list of the items required in the "Structural integrity reserve study". Please note item "j" as it will add to the list significantly. Those participating in the webinars made a point of mentioning elevated amenities decks including planters and pools, etc. These items will get swept into the fully funded reserve. The question is which components. The pool, deck and planter waterproofing are unavoidable. The \$64 question is whether landscaping will be included.

A SWAG of the dollars required to reach a fully fund status, as of 2023, on the items already included in our reserve study is \$617,649 or about \$4981/unit. Those items would then have to be funded via assessments for their remaining life. The problem is the big ticket items not included in our existing reserve. We need to put some estimates together so we don't get blindsided. The items they have added plus the additional components that impact those items is conservatively in the ten million dollar plus range and we have 16 years of life under our belt without funding.

A recommended "to do" list.

1. When the forms become available the required reporting for condos of three stories plus must be completed before 1/1/2023.
2. Learn more about and track the Federal legislation, the Safer Act HR 7532, which is supposed to broaden investment opportunities for all associations and provide some funding relief for lower income condos.
3. Research component life and costs associated with the new items required by the structural integrity study. Ball park their dollar impact on our assessments as of Dec 2024 assuming various funding requirements.
4. Brainstorm a list of changes we would like to see incorporated in the Florida legislation. Contact CAI lobbyist and see if they will support these changes. Also see if Castle can rally support.
5. Prepare a recommendation on who we should engage for inspections and reserve studies in light of the new legislation. Possible candidates could include Staebler, Karins, Delta, and Burbury, plus? Will it be one or a combination? It is very important to determine who conducts the inspections. If the "leader" has junior/inexperienced engineers do the analysis or make observations we could be saddled with unreasonable requirements.
6. Review value of having two reserves. One fully funded and pooled if possible and one partially funded and pooled.
7. Establish a recommended timeline for accomplishing the structural integrity reserve study.

8. Consider increased funding in 2024 to smooth impact of increase.
9. Consider asking the Board to solicit legal input at a future date.
10. And?

Note: For those wanting to better understand the requirements of the new law it is suggested you google the 88 page lined version and print it for your records. Once these changes are made to FS 718 and the building code they will be harder to recognize.



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1045 bold letters in a font size larger than any other used on the  
1046 face of the proxy ballot: WAIVING OF RESERVES, IN WHOLE OR IN  
1047 PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY  
1048 RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED  
1049 SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

1050 (g) Structural integrity reserve study. ←

1051 1. An association must have a structural integrity reserve  
1052 study completed at least every 10 years after the condominium's  
1053 creation for each building on the condominium property that is  
1054 three stories or higher in height which includes, at a minimum,  
1055 a study of the following items as related to the structural  
1056 integrity and safety of the building:

- 1057 a. Roof.
- 1058 b. Load-bearing walls or other primary structural members.
- 1059 c. Floor.
- 1060 d. Foundation.
- 1061 e. Fireproofing and fire protection systems.
- 1062 f. Plumbing.
- 1063 g. Electrical systems.
- 1064 h. Waterproofing and exterior painting.
- 1065 i. Windows.
- 1066 j. Any other item that has a deferred maintenance expense

1067 or replacement cost that exceeds \$10,000 and the failure to  
1068 replace or maintain such item negatively affects the items  
1069 listed in subparagraphs a.-i., as determined by the licensed  
1070 engineer or architect performing the visual inspection portion  
1071 of the structural integrity reserve study.

1072 2. Before a developer turns over control of an association  
1073 to unit owners other than the developer, the developer must have

*# Sliders?*

*P.T. Cables ?  
Railings ?  
Amenities ?  
Amenities  
Deck  
Amenities  
Deck*