

TRITON TOWER CONDOMINIUM

January

Monthly Manager Report

January 31, 2015

To: Board of Directors of Triton Tower Condominium

From: Jorge L. Santos, Property Manager

Subject: Monthly Report

**DESCRIPTION**

January 1<sup>st</sup> - January 31st Manager Report:

- Financial
- Roof Boiler
- Triton Entrance Illuminated Sign
- Wall at 27th and 29th Street
- Lift Station
- Parking
- Commercial Exterior Structure
- Roof

**FINANCIAL (As of January 31, 2015)**

Operating Account:           \$ 350,237.55

Parking Account:             \$ 205,698.79

2014 Assessment Account: \$ 200,705.64

Collections Report was reviewed and updates provided. A summary of January Financial Report is available at the office.

Audit for the year 2014 (September 1, 2014 through August 31, 2014) has been finalized and is available for pick-up in our office.

### **ROOF BOILER**

Thermal Concepts, Inc. has successfully completed the Roof Boiler exhaust duct and hood replacement.

They have also completed the replacement of 40 feet of 6" steel CW piping risers from the Mezzanine level to the 4<sup>th</sup> floor including the addition of three (3) butterfly valves.

These valves will isolate the building system from the commercial one

### **ILLUMINATED SIGN**

As part of our projection for improvements to our property;

The City of Miami Beach has approved the permit for the installation of the Illuminated sign.

This project is scheduled to start on the first week of February.

### **WALLS at 27<sup>th</sup> and 29<sup>th</sup> Street**

Notice of commencement has been recorded with the clerk of the court in Dade-County and all permits have been approved by the City of Miami Beach to perform the exterior concrete restoration:

Columns, beams, Window sill, Block replacement and stucco.

B.P.Taurinski Structural Engineers have inspected the 29<sup>th</sup> Street decorative block wall north via swing stage access; They have instructed J.E.S Construction System to remove Two locations of horizontal grout for visual inspection at each support angle item.

Most locations did not exhibit corrosion at the test area; only two locations exhibited excessive rust.

B.P.Taurinski structural engineers have also instructed J.E.S Construction System to make an opening in the south side restaurant overhang to inspect an area which is scheduled for

removal. Upon inspection it was revealed that there is no wall separating the restaurant interior from the exterior elements if the overhang is completely removed.

B.P.Taurinski Structural Engineers have provided their specifications to perform the aforesaid repairs; these repairs are scheduled to start in the first week of February. We will keep you informed as we progress in these projects.

## **LIFT STATION**

As part of our preventive maintenance program in our plumbing system, We have installed a new pump with more capacity in the lift station located on 27th street. This pump will send the sewage water out of the station more efficiently.  
(Ramp, back of the commercial area).

## **PARKING**

Triton Tower Condominium is a multi-story building containing 562 residential units. The building also contains a multi-level parking garage. The residential parking garage is composed of 506 spaces; Even though we have a shortage of 56 spaces; After a revision made by this office, we have come to the conclusion that we still have parking spaces available to be rented per month. This is due to a number of residents (owners/tenants) that are not in need. Pass by the office to register your name to obtain an extra space (upon availability).

## **COMMERCIAL EXTERIOR STRUCTURE**

We have removed the wall located in front of Triton Market; This wall was originally designed to be used as a planter; But its use was a point to the concentration of beach bum.

## ROOF

Due to a deficiency in our roof system;

The Board of director wants that A1 Duran roofing considers to replace the affected area with the same procedure that it was used as per original contract agreement instead of being repaired mechanically.

According to Jonathan Pierson (Fibertite Roof System representative); we have water intrusion via the adjacent walls and/or plaza deck area.

We have coordinate with B.P.Taurinski Structural Engineers to inspect, analysis and provide a report from the surrounding of the affected area.

We will keep you informed as we progress in these projects.



Jorge L. Santos

Property Manager