

Manager's Report

September – October 2012

09/10/12

Thermal Concept continues to install all the mechanical equipment at the new generator room.



Mr. Granda and staff completed the planting of new shrubs and flowers around the palm and coconut trees. These are a few.



A&P Electrical is also pulling all the new wiring from the west electrical room along the front landscaping and into the new panels in the east electrical room. The GC continues to install the 12 sets of new metal doors to the equipment rooms as part of the generator project.

We had to install new speed bumps at the bottom and top of the last ramp on the mezzanine level of the garage. The waterproofing was completed last week but the bad weather and residents disregarding all the cones and fence panels, created extra work and cost to finish this job.

Both 15 ton a/c units to the lobby and mezzanine had the coils and fan blowers cleaned by Thermal Concept. This should help in the moisture of the supply vents which have caused some water damage to the new ceiling tiles.

We are getting costs to the redo the diamond brite of the two pools. This work should be done end of September/October. The pool inspector has given us 6 months from August to complete this work.

The work of installing the new roof will begin with the pool buildings in late September.

09/13/12

We had to install a brand new cable wire on our Atlantic service to channel 35. Unfortunately, the one night all residents only saw a black screen, the beauty shop worked late and we had a fire alarm at 8PM for work they were finishing at their location. Residents were concerned since they could not see the sign we usually post on the security desk.

The golf cart purchased for the maintenance department arrived. We also purchased new set of batteries for the cart used in the garbage pick-up. They also were given a new seat for their cart.

We received a quote (same as in 2008) to clean our heat exchanger which supplies the water to a/c units in the apartments and the commercial area. We will do this work when the weather gets cooler. The cost is \$8400.

We will begin our sub meter readings ourselves and take all the savings beginning in October. The 2 year contract with ECS has expired. The office will read, take meter picture and provide them to the City of MB for the savings to the sewer charges of the water used in the cooling towers, sprinklers and both pools.

We closed out the year ending 8/31/12 with a total of \$13,925 billed in work orders.

The formica of both bathroom stalls in the pool party room have been installed.

The FPL shutdown occurred without any complications. The duration was almost to 6AM.

A light fixture was needed to be installed in the west entrance of the pool party room. It is too dark and strangers are hanging at the doorway in the evenings.

The boiler and machinery insurance carrier approved the work they requested and installed in the boiler system. He issued our temporary certificates and we should receive the originals from Tallahassee soon.

The grills covering the encasement of the fuel lines from the fuel tank to the generator were installed yesterday.



A&P Electrical completed pulling the 16 large cables from the new generator-underground-and into the new electrical panels (recently installed) into the east electrical room.



Thermal Concept's work is coming along well. They should finish by Tuesday so the day tank and fuel lines can finally be installed in its correct location.



09/20/12

The west cooling tower was completed on Tuesday and the east tower was done on Wednesday. Thermal Concept is sending a technician to double check the balancing of the east tower since the bearings seem to wear much faster than the west tower.

Duran roofing stopped by to discuss the scope of our work and advised that we will begin with pool area roof toward the beginning of October. They will first replace the 14 roof drains and pvc pipes before starting on the roof.

Waste Management came to see about the possibility of installing a trash compactor in the dumpster area but our ceiling height and area where the compactor would be stationed, will not work for our building. We are getting cost for the option to have rear end loaders come to pick up our trash. This will prevent much of the problems we are having with items being blown all over the street and into Collins Avenue. The only problem is that we would go back to steel 2 yard dumpsters which are bulkier and heavier.

Security personnel are back to regular schedule since the summer is pretty much over and we don't need extra staff at the pool area.

We replaced the last two red grills at the ends of the 27th street wall of the mezzanine parking garage.

We will be resurfacing the end to last ramp going up to the mezzanine opened level. This only requires top coating and will be done in two sections since the expansion joints there are not in bad shape or leaking below.

We discussed the walkway painting done by the commercial tenants at the north side of our Collins entrance. This project was not approved nor was it first discussed with Administration. They have been asked to maintain it since proper prepping was not done. This will begin to peel within a few months and we hope it will not look worse.

We have had to replace two hot water pressure reducing valves found to be leaking on the 10th floor. We checked them all and found 5 others that need replacing. They were the lines 21, 25/27, 29, 31, 33. We also purchased a few repair kits so Otto can actually repair the seal since the casing is still in very good shape. They run about \$68 vs \$190-\$210 for new valves. These were installed approximately 6 years ago.

Otto replaced the roof lock/handle that had been broken but it was from wear not vandalism.

The GC working on the generator project will be relocating the Siamese fire department connection pipes away from behind the fuel tank once the permit is pulled. They are working on the door permit which has really gotten very complicated with new date the City is requesting. Thermal Concept will be here Monday to finish the generator exhaust pipe and a few braces and the fan covers. He will meet with A&P Electrical for the electrical wiring of the fans to outlets.

Dale of Merlin Industries came to install the a/c grilles that were missing and recommended we have the lobby and mezzanine A/C at 74 and the ON position. This should help in power usage and condensation. We will clean all a/c supply grills at both levels and keep an eye on the dirt coming from the a/c units after being cleaned by Thermal Concept.

I am getting proposals for the diamond brite needed on both pools. At this time, we only have one proposal.

We have billed \$620 in work orders to date.

FPL will need to shut down the west side one last time (hopefully) on Thursday, 9/27/12 to finish the work at the commercial area. The notice will be posted and this again affects west wing residents and a few pent houses.

We will need to shut down the east side on Tuesday, October 2nd for our generator project. This will be done during the day and all effected units will be notified.

09/26/12

We have 276 apartments rented at this time.

The GC working on the Life Safety project has come out to measure all the new required handrails in ramps and stairs. He will also be ordering the gate and escape door required by the Fire Department at the curtain area next to our dumpsters at the garage exit.

Otto replaced the a/c duct of the 10th east section. It had come loose and all wet which was causing the mold at those supply grills.

Leo completed the installation of 60 stair door stoppers that have been missing. We are also repairing loose handrails in different stairs. Water penetration from rain, has caused the cement to separate from the base to the handrails located at the 27th stairwell between floors 8th and 7th. We are repairing the base and welding the aluminum.



The roll down door at the pool office came down on Monday. Staff had to leave it shut for now. It is in very bad shape and I am afraid someone may get hurt. We will install two solid wooden louver doors with frame instead of the roll up. It will be painted by Friday with the cabana door colors.



10/05/12

CES came to replace the paddlewheel flow switches on both pool controllers. They are the company who installed the system about 6 years ago. This is the first time these switches need to be replaced. This cost was \$520.

We received the cost to replace an additional 21' of the 6" fire sprinkler pipe located on the east mezzanine parking level. Ace Fire will give us a break and install new galvanize, 2 groove couplings, 6 hangers and tee for \$1000 less than the last job. The cost is \$3890. They perform all of our work and took into account we are good clients.

We had FPL here yesterday to shut down the east electrical room so A&P Electrical could continue with the new generator cables. Power was back on by 3PM but did have some problems with the west wing elevators when switching back from the temporary generator to the normal power. We found the panel breaker of 1200amps did not catch all phases and had to be switched a second time. We will need to keep this in mind for the future when we have extra money to replace this. We will probably require one additional shut down to complete the Association work.

The commercial units continue their electrical work and had to postpone last week's midnight shut down to the west wing to 10/04/12. FPL had an emergency and cancelled all private work the evening it was originally scheduled for.

We are replacing the kitchen sink piping of units 1212 with 1214 and 1712 with 1714 since garbage disposals in one unit gives a lot of problems with backup to the unit that does not have a disposal. This will make the 9th and 10th sets of units we replaced the pipes to individuals. It only occurs in the corner 2 bedroom units with studios on the kitchen side.

We were looking for the reason of major hot water consumption since last month's billing. We began by checking all pressure reducing valves on the 10th floor as well as vertical lines reporting more than normal hot water when they turn on the cold. Our bill came at over \$8000 more than expected in water and more than \$7000 more in gas consumption in August. The water for September came in at more than \$9000 in water. We have not received the gas bill as to date. The hot water leak was finally found going to the shower next to the small pool. The leak was a large crack on the 3/4" hot water supply underground. We isolated and removed the supply line and will be rerouting it from another location soon. There is hot water in bathroom, cabanas and recreation room. We will be asking for a rebate on the sewer use of the thousands of gallons of water lost. WE HAVE APPLIED FOR SEWER CREDIT FROM THE CITY OF MIAMI BEACH.

Fuel lines to new generator are completed and will to call for DERM and City of MB inspection for next week. Most of the mechanical work performed by Thermal Concept is also completed. A&P Electrical has about 3 more weeks of work. The GC will be

working on relocating the Siamese fire pipes currently behind the fuel tank next week as the installation of remaining project doors. The louver door of the "B" level machine room was installed and will be painted next week.

After complaining to the city for the mess left in the one trash bin in front of the Subway, they actually came and installed a new container as well as adding one in front of the Travel Agency. We had not asked for another one but for a long time, they had one at each corner of 27th and 29th streets.

10/18/12

The GC has replaced the metal door in the machine room located on the "B" level and the one at the west vault room behind the security area. They are only able to put the primer until they are inspected. FPL came to open the west vault room this Monday and Tuesday and will come next week for the east vault room.



We received the legal opinion regarding the responsibility of replacing and/or repairing apartment windows from our attorney. The letter will be posted on the bulletin and a copy sent to owners who wish to have one.

We were approved by the Department with jurisdiction to our pools to wait till about March to redo the diamond brite to each. Since the section coming off is at the deep end, there is no problem for anyone standing on the area.

We have to get the generator fuel tank cleaned by a company who specializes in this before we can order the diesel be delivered. The person who installed the fuel line is getting the company they use who gave him a cost as if it was for them of \$400.00. Once this is done, we will get the fuel delivered and the Detroit Diesel tech comes to finalize wiring and start up everything. This all has to be coordinated with many people in order to call for a final inspection. Our electrical engineer will come next week to begin certifying the work.

Ace Fire will be relocating the fire department connections since his shop drawings were just approved as the fire alarm company is getting their permit for the work inside the generator room.

We finally got the new electrical permit for the fire pump transfer switch but now we are required to get a "fire" permit for the fire pump transfer switch which we were earlier told we did not need it.

We are also done with the new drawings required by Cooper Bussman who is sending out all the labels for the electrical equipment which has been installed in each of the electrical equipment rooms.

The commercial owner has almost completed their work to the spaces on Collins as well as the west electrical room. They are getting ready to seal holes and call FPL for their final connection. There will not be another shut down of power to the west wing apartments.

Monday, the pool roof drains will begin to be installed as well as the roof to the south area of the pool. Once this area is completed, we will trim all trees and bushes in front of the pool.

We have completed planting new plants and mulch to the islands behind the pool.

We are ordering and installing 16 additional required fire extinguishers and 3 emergency lights called for on the Life Safety project emergency lights.

We again have 280 apartments rented in the building.

We received the legal opinion from our legal firm regarding the responsibility of apartment windows. They confirmed that are Bylaws specify unit owners are in fact responsible for repairs or replacement of the windows. Copies of the opinion will be available for anyone interested. It will also be posted on our bulletin board.