

Building Three Structural Assessment:

The following is to provide information to Lantana unit owners about concrete and possibly PT cable repairs needed for Building #3 (1831 Highway A1A).

Definitions:

- BoD** - Board of Directors
- LCAM** - Licensed Community Association Manager
- OPM** - Oceanside Property Management
- PPE** - Personal Protection Equipment
- PT cables** - post tension cables that are required to maintain the structure of the building. **These cables have approx. 30K pounds of tension applied, which is why drilling or screwing items into the floors or ceilings is prohibited.**
- Rebar** - metal rods placed in poured concrete for strengthening purposes.
- Spalling** - damage caused by water entering brick, concrete. This results in the concrete surface peeling, flaking or popping out. As a result, it exposes the concrete and internal rebar steel rods to additional water and salt that will damage the structure of the building.

We currently have one known spalling problem (unit 3201) that was previously repaired in 2010 and one likely spalling problem (unit 3303). At this point, the BoD has no reason to believe that these are not isolated cases, but we need to be certain. The plan that was voted on and passed at the April 2020 BoD meeting uses a construction engineering firm from Tampa called VCS. We want them to assess building 3 alone as it is one of our oldest buildings. Lantana unit owners will be made aware of their findings, before we proceed with any remedy. VCS is strictly an engineering firm and they do not execute repairs. This avoids a conflict of interest issue that exists for firms that do such studies and also do repairs.

It is very important that this examination of the building be done since the components of the building that will be examined are critical to maintaining its structural integrity.

VCS has provisionally agreed to perform the study on May 11, with May 13 as an alternate date. OPM will coordinate access to as many of the following units as possible (per the study proposal details below). Units should have the hurricane shutters open for potential dust reasons. This units in yellow have spalling issues.

1. Requested Units: 3201, 3202, 3205, 3206, 3301, 3302, 3303, 3305 and 3306.
2. Alternate Units: 3401, 3402, 3505, 3406 (note: this unit has tile on balcony).

The Board has asked our preferred General Contractor, Carlos Alvarez, to oversee this effort, working collaboratively with Cheryl Hall (OPM, LCAM).

The VCS proposal states:

- they will have a structural engineer join them in their examination.
- they will collect two dust samples from drilled holes in each of 2 balconies in good condition. They will assess how much and how deeply chloride (from salt) has penetrated into the balcony concrete. This will allow them to make an estimate of how much life remains before we see rebar rust and swelling that causes spalling and requires repair.
- they will use GPR (ground penetrating radar) to locate the PT cables.
- they will take samples to determine the condition of at least 3 PT cables, using preferably all 6 above ground end units in building 3, and maybe two inner units adjoining an end unit. We would like them to include 3303 and 3201 in these tests. They need tests 20 ft apart. This test, called PTCE, will assess if moisture or corrosion has penetrated the PT cables.
- they will also assess whether or not the exposed PT cables are still under tension.
- they will report findings on PT cable and rebar health.

The results of this study will allow us to determine what repairs need to be done on building 3.

- PT worst case, PT cables need to be replaced due to corrosion.
- PT next worst, PT cables have moisture and need to be dried using gas (1-2 month process) and then re-lubricated.
- PT best case, proceed with balcony repairs without cable restoration.

VCS will provisionally be on-site May 11 (May 13 is an alternate date) and will follow appropriate protocols for COVID-19 distancing and use of PPE.

The BoD and OPM will do the following:

1. Identify the funding source (complete - Reserves are the funding source)
2. Obtain access approval for all units that will be drilled and patched by VCS,
3. Provide for repair of stucco and paint on all holes that VCS drills and patches.

Pending the outcome of the study, similar examination and possibly repairs may be needed for Buildings 1, 2 and 4 in the future.

Please note that the approved plan is just a study. Bids for the repairs will be pursued after the study results are known, and the scope becomes more clear. We have received a bid from Keystone that needs to be refreshed. Others will be pursued.

For any interested owners, Carlos located a video tutorial of post tension cable construction methods can be found at <https://youtu.be/1MrQD2NamUE>

Please forward questions to Tom Kenney (BoD Secretary) via OPM.

Many thanks to Steve Kempf (ARC Committee) who helped significantly in the appropriate drafting this letter for our owners.

We thank you all for your patience as we proceed with caution.

The Board:

Doug Gibson, Norma Hall, Danny Humphress, Tom Kenney, Lee Vernon.