

Hello Fellow Owners,

In the wake of the collapse of Champlain Towers South in Surfside, FL, all of us serving on the Sandcastles Board of Directors (BOD) would like to take an opportunity to provide you with some information as it pertains to our efforts to maintain the structural integrity of our facilities, both in the recent past and for the immediate future.

The link below contains a recent article that appeared in Florida Today and it provides some information relating to condominium structural inspections and maintenance practices in Brevard County. As an FYI, the structural engineer quoted in the article, Jim Emory, President of Keystone Engineering and Consulting, is the structural engineer that we utilize for our inspections here at Sandcastles. Jim has also proven invaluable in securing quality professional contractors to help with our concrete restoration needs.

https://www.floridatoday.com/story/money/business/2021/07/02/brevard-once-high-rise-occupied-no-inspections-required-surfside-florida-collapse-building/7799000002/?fbclid=IwAR12jUhhqhNoTSBm_j8bXhfh0gpVvEapGwBdibJy1UGHhUll67eScC37t4

Our last major concrete restoration effort occurred in 2010. Since then, we have had planned inspections and resulting minor restoration efforts that took place in 2012, 2014, and 2019. Additionally, following the last two hurricane events, we had some minor concrete repairs made around several windows and sliding glass doors across the facility.

Early this year (2021) we contracted with Keystone Engineering to conduct another in depth survey of all walkways and balconies across our facility. The final structural survey was presented to the BOD late last week. Additionally, in light of the condo collapse in South Florida, we asked Keystone Engineering specifically about any "catastrophic" problems that might have been observed here at Sandcastles during this survey. Jim Emory responded in an email, ***"I do not see any catastrophic safety issues at this time. We do have a fair amount of column and beam spalling, balconies and walkways, that should be repaired timely. I suggest moving forward with the bid process in the next few months and shoot for restoration in 2022 or early 2023."***

Although there is no imminent catastrophic issue with our facility, the problems detailed in the recent survey need to be addressed. This said, be assured that the BOD is working with Keystone Engineering to get the restoration process started.

While our building continues to age in a very harsh environment, the Sandcastles BOD will continue to be proactive in our efforts to maintain the structural integrity of our facility.

If you have any questions, please feel free to reach out to any Director.