



TOWN OF LONGBOAT KEY

Incorporated November 14, 1955

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November 8, 2010

Jay R. Yablon
President
The Colony Beach and Tennis Club Association, Inc.
1620 Gulf of Mexico Drive
Longboat Key, Florida 34228

RE: 1620 Gulf of Mexico Drive – The Colony
Request for Information – Structural Condition of Buildings

Dear Mr. Yablon:

As you are aware, the town received a copy of David Karins' September 3, 2010, *Observations and Project Feasibility* report. In that report, Mr. Karins notes on page 2 of 9 that "[d]eterioration of the structures has progressed" with some structural items in a state of failure, with imminent danger of collapse.

The town has had inquiries about the property and units from local realtors. And as I understand it, the structures on the property are being entered by the realtors and potential buyers as the normal part of showing a unit that may be on the real estate market.

While the town wants to ensure that every reasonable opportunity is afforded for the sale of available units, it must also protect the health, safety, and general welfare of those that may enter the property. Recognizing that there is a distinct difference between occupying a unit that may be in questionable structural condition and entering the same unit for a brief viewing, the town needs to better understand the actual condition of the structures on the property.

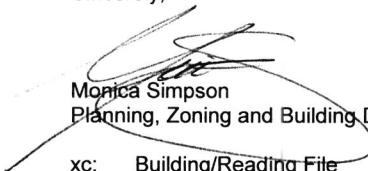
I need further information from Mr. Karins regarding the structural condition of the buildings that contain the tourism units. If Mr. Karins' concerns related to the "state of failure" of some structural items and "imminent danger of collapse" are limited to specific buildings, those buildings or units should be identified so that the town can take the steps necessary to facilitate the needs of the realtors and ensure the safety of anyone who may enter the structures.

Yablon, Jay R. – President, The Colony Beach
and Tennis Club Association, Inc.
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Thank you for your assistance regarding this matter. If you could please have this information sent to my attention at your earliest convenience it would be appreciated. Should you have any questions, please contact me at 941/361-6411 extension 284.

Sincerely,



Monica Simpson
Planning, Zoning and Building Director

xc: Building/Reading File

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