

October 1, 2012

Wayne Thorne
Building Official
Town of Longboat Key
610 General Harris
Longboat Key, FL 34228

RE: Colony Beach and Tennis Club
KEG File # 10RS-0362
Midrise Hazardous Condition Notice 09/12/2012

Dear Mr. Thorne:

Pursuant to the above-referenced notice, Karins Engineering Group, Inc. (KEG) has reviewed the ProNet Group Incorporated report with specific attention to the condition cited in unit 411-S in the midrise building. KEG confirmed that a joist and supporting beam had deteriorated to the point of failure. This location is not structurally stable and requires shoring. KEG also performed observations of representative areas at similar locations throughout the building. Though some deterioration was noted at other locations, it is apparent that exposure to chlorides from the pool chemical room and pool deck directly above the referenced failing joist has accelerated the deterioration of the structural components. Based on the other locations observed it is our professional opinion that deterioration to the point of failure is limited to the identified location.

KEG also observed the diagonal struts bracing the parapet walls against lateral wind forces. Though significant deterioration was noted, this deterioration does not jeopardize the stability of the structure absent storm-event winds.

Based on our observations, it is professional opinion that immediate shoring is required at unit 411-S to re-establish stability of the structural components. KEG has been directed by the Colony Beach & Tennis Resort Association to design and procure such shoring. Separate drawings indicating shoring configuration and Code-required loading capacity are in process and will be submitted for review by a licensed General Contractor without undue delay. After installation, KEG will inspect the shoring.

It is our professional opinion that the measures identified in this correspondence address the known building structural stability issues and restore a stable condition. Analysis of remaining building components and repair designs are ongoing. Once a determination is made by the owners to proceed with repairs (including mold remediation), repair construction documents in accordance with Chapter 5 of the Florida Building Code, Existing Building 2010 Edition will be submitted for review.

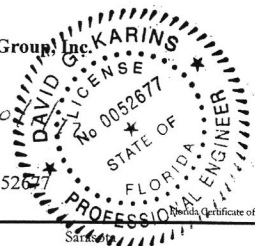
Thank you for your ongoing support and assistance with this complex project. We continue to appreciate both your commitment to the public safety and welfare, and your sensitivity to the unit owners. We trust this approach complies with the timing requirements contained in the notice. Please notify us as soon as possible if this is not the case.

Sincerely,

Karins Engineering Group, Inc.

David G. Karins, P.E.
President

Florida Registration # 52677



Florida Certificate of Authorization Number 8371