

December 16, 2010

Monica Simpson
Director, Planning, Zoning, Building
Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

**RE: *The Colony - 1620 Gulf of Mexico Drive
KEG File # 10RS-0362
November 8, 2010 Correspondence***

Dear Mrs. Simpson:

We have received a copy of your November 8, 2010 letter to Mr. Yablon wherein you request additional information regarding our characterizations of structural issues at the Colony buildings as reported in our September 3, 2010 correspondence. This is in reply to that letter.

Prior to discussing the specific items noted it is important to state that the intent of the report was to provide a representational description of the overall conditions of the buildings, to provide an opinion of probable construction costs, and to analyze the feasibility of various repair/replacement approaches. It was not the intent of our inspection to identify specific problems or recommend specific repairs.

I emphasize at the outset that we are aware of only a small number of the 237 units which have structural stability issues relative to gravity loads that would preclude occupancy prior to certain structural repairs being made. Those units which have such issues encompass Units 634 and 734 as described in our September 3, 2010 report and further below. They also encompass units 606 and 706, which exhibit failure of individual concrete foundation piers that compromise the core of concrete inside the reinforcing steel bars.

Given that none of the 237 units has been used for four months with the exception of Dr. Klauber's units and perhaps one or two other units, we recognize that, prior to occupying any of the units, a fuller inspection is warranted to verify that the units are safe and that any necessary repairs are made prior to occupancy.

In the September 3, 2010 report, our comment that some structural items are in a state of failure and are in imminent danger of collapse applies to some items in the public spaces and some items localized to individual buildings, units or parts of units. We included a photo on Page 4 of 9 labeled "Collapsing Walkway." This walkway is in villa building 12 adjacent to unit 634. The structure supporting the walkway has apparently deteriorated due to rot and/or termite infestation and requires shoring to prevent continued displacement and total collapse. To our knowledge, this is the most significant structural failure in the public spaces on the property.

There also exist much more localized problems. These include heavily deteriorated siding that is essentially falling off the buildings at various locations. An example of this is the north side of villa building 18. These also include collapsed deck sheathing at entry walkways. An example of this is in villa building 13 near unit 630. These localized issues likely constitute a low hazard.

Our intent in inviting Mr. Fernandez and/or his staff to initiate an inspection regimen in October was two fold. First, we intended to identify all such issues that rise to the level of hazardous so that they may be immediately corrected, temporarily supported or isolated from the public (including the unit owners). Second, we intended to identify those units which do not exhibit significant issues and may be cleared for occupancy by the public (including unit owners, realtors, guests, etc.). We stand ready to commence this inspection work at any time.

We trust this information is helpful. Should questions arise, please do not hesitate to call.

Sincerely,

Karins Engineering Group, Inc.

David G. Karins, P.E.
President
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