

Dear Frances Carlton Condominium Owners —

I am very pleased to share with you the attached report from Karins Engineering Group, stating that the Frances Carlton Condominium has complied with the State's newly-enacted requirement for older condominiums to take and pass a structural re-assessment. In fact, I believe we are likely the very first condominium in the entire state of Florida to take and pass such an inspection — as the law just went into effect on May 26.

Specifically, what the new law requires is that any condominium at least 3 stories in height and which is more than 30 years old (or 25 years and within 3 miles of the coast) must have what the law defines as a "Phase 1 Milestone Inspection." And if there is found any "substantial structural deterioration," then a more intrusive Phase 2 Milestone Inspection is required. We passed, so there will be no need for that subsequent inspection. In 10 years, we must have another such structural inspection.

The engineering report itself actually describes a range of items related to the overall condition of our building, but its key findings are in the Summary on page 15:

- "Frances Carlton does not appear to have any substantial structural deterioration."
- "This report meets the requirements of a Phase 1 inspection."
- "Frances Carlton currently does not require an additional more intensive Phase 2 inspection."

By way of background, this new law is the result of the tragic collapse last June of an older, beachside condominium building — Champlain Towers South — in the city of Surfside, FL. Immediately after that tragedy, there was much discussion in the news media about the likelihood that the State Legislature would enact a requirement for periodic structural inspections of condominiums. Your own Board of Directors was concerned that this would unleash a big scramble to hire structural engineering companies, and that being a smaller condo, we might then have difficulty finding such a contractor to work with us. These folks are already extremely busy with all the new construction in this state.

So last August, before any law was even enacted, the Board put out a request for services — seeking an engineering company to conduct a structural evaluation of our building. Fortunately, through the connections of our professional property manager, David Kirk of Progressive Community Management, we were able to interest one of the most highly-regarded structural engineering companies in the state — Karins Engineering Group. However, the legislature could not reach agreement on the specifics of a new law, and thus nothing was enacted by the end of last year. So earlier this year we had Karins go ahead and conduct a structural evaluation anyway — believing this would at least give us a running start on complying with any subsequent law, and would be a good idea anyway for our 98-year-old building.

Karins was nearing the end of its assessment process, including reviewing various maintenance and repair contracts and reports, when suddenly in a special session in late May, the Legislature passed the new structural inspection law. A few days later, Karins was again onsite for its final round of inspection — just coincidentally right after the law went into effect. And thus the engineer finally had specific standards for an official "Phase 1 Milestone Inspection" and for the contents of its report.

And this is why your condominium is quite likely the first in the state to have met those new requirements for a periodic structural re-inspection. The Summary (from page 15) of this report will be posted in a common area of our building, as also required by the new law.

Regards,
John

John Mercer
President
Frances Carlton Condominium



1626 Ringling Blvd. Ste. 400
Sarasota, Florida 34236
(866) 927-8525
(941) 927-8525
www.karins.com

June 3, 2022

Mr. David Kirk
Senior Community Association Manager
Progressive Community Management, Inc.
3701 S. Osprey Avenue
Sarasota, FL 34239

Via Email: dkirk@pcmfia.com

**RE: Frances Carlton Condominiums - Existing Building Assessment
Phase One Milestone Inspection
1221 North Palm Avenue, Sarasota, FL 34236
KEG File# 21RS-0850**

Dear Mr. Kirk:

As per our agreement dated August 31, 2021, Karins Engineering Group, Inc. (KEG) visited Frances Carlton Condominiums to observe existing building conditions in order to complete a Phase One Milestone Inspection.

KEG has completed a limited condition observation and evaluation of the building conditions and construction, as relates to the building envelope and related structural components that are readily accessible, including the roof, walkways, interior stairways, bearing walls, floor slab on grade, basement floor slab, basement crawl space and related accessible structural components. Our observations are intended to identify significant deficiencies, problems or on-going maintenance concerns that are visible at the time of our observations. The intent of our review is to ascertain the general condition of these components and to make recommendations for appropriate repair and protection. This includes an inspection from the exterior ground, interior stairways, basement, crawlspaces, walkways, and roof.

Frances Carlton Condominium Association consists of one residential building with construction completed in 1924. The building is three stories; three residential floors over partial basement and crawl space and contains 21 residential units.

Construction is load bearing brick exterior walls and load bearing wood frame interior walls supporting wood frame floors and roof. First floor units are framed over crawl space below with poured concrete footings and basement concrete mat foundation.

Karins Engineering Group engaged the services of Driggers Engineering Services, Inc. to obtain two core samples to be taken from the existing basement area. This was done to determine if the basement walls, which are located interior from the exterior crawl space walls, are situated over spread footings or a concrete mat foundation. See Driggers Engineering core report included herein.

One core sample, C-1, was taken at a distance of one foot from the interior basement wall and the second core sample, C-2, taken a distance of three feet from the same interior basement wall. At core location C-1, two layers of concrete were found, the top layer of 3" thickness with a bottom layer of 11 ¾" thickness. At core location C-2, one layer of concrete was found of 8 ¼" thickness.

KEG was informed a roofing project was completed in 2019 by Sutter Roofing, with all flat roof areas remediated including new wood structural members replaced where needed. Several air conditioner units were

re-positioned where required, on new stands to meet current code requirements. Tile roof areas were in good condition as well as the area of domed roofing. The roofing project included a 20 year warranty.

KEG was informed Frances Carlton Condominiums has been undergoing a restoration project of the original windows and this restoration is completed.

KEG was informed an exterior painting project was recently completed in April this year with stucco remediation included where required.

Roof storm water runoff from flat roof areas has been piped to underground storm leaders carrying runoff away from the building. See Figure 003.

KEG was informed a settlement stabilization was previously completed in 2017 with helical piles installed under a small portion of the south building façade.

OBSERVATIONS:

KEG completed visual and mechanical sounding observations from ground level of all accessible exterior walls at Frances Carlton, as well as interior brick walls located in stairways and entrance areas. These mechanical sounding observations included basement walls as well.

Regarding the exterior brick walls, KEG found no locations where structural deficiencies were indicated. We did find two minor areas of suspected stucco dis-bonding. These two areas are shown in Figures 008 and 009.

Exterior and Interior Walls, Walkways and Stairs

- Exterior railings show only minor oxidation.
- Sealant around windows in good condition for the most part.
- At the time our structural assessment observations were completed, minor surface termite damage was observed at insignificant locations and KEG was informed that Frances Carlton received professional exterminator termite treatment over the entire building in 2017. At that time, framing repairs were completed at termite damaged joists, joists damaged at plumbing penetrations were reinforced, and inadequate heads of framing members over masonry openings were reinforced.
- Frances Carlton should continue their current exterior painting schedule to be repainted every 9-10 years with any exterior stucco/waterproofing issues mentioned in this report corrected during the next exterior painting project.
- Some deterioration of the original masonry mortar joints was observed primarily near crawl space ventilation. We believe this weathering deterioration is consistent with a building of age 98 years and is caused by exposure to moist air and does not appear structurally significant at this time. Deteriorated masonry mortar joints will be addressed in the current waterproofing project being designed by KEG to provide waterproofing of basement walls and beneath basement slab via pressure injection, with completion of the waterproofing project work to be within the next twelve months.

Roof

- AC stands from 2019 project meet code.
- All electrical disconnects at AC roof units are securely fastened.
- No areas of water ponding were observed on the roof.

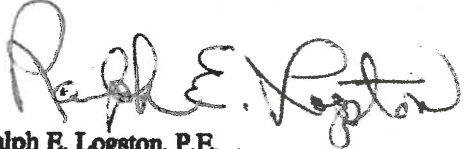
SUMMARY

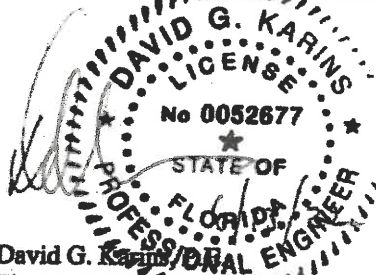
We offer the following comments regarding the integrity of the Frances Carlton Condominiums and as relates to Florida CS/HB 5D:

- The newly passed bill, CS/HB 5D creates a statewide building milestone inspection requirement for condominiums and cooperative buildings that are three (3) stories or higher in height thirty (30) years after initial occupancy and twenty five (25) years after initial occupancy for buildings located within three (3) miles of the coast.
- Frances Carlton exceeds three stories in height and was constructed in 1924.
- Frances Carlton does not appear to have any substantial structural deterioration.
- This report meets the requirements of a Phase 1 inspection. An inspection every 10 years after this initial Phase 1 inspection will be required by Frances Carlton.
- Frances Carlton currently does not require an additional more intensive Phase 2 inspection.
- Frances Carlton community association manager is to provide this milestone Phase 1 inspection report to the local building official for City of Sarasota and make this report part of the association's official records. Frances Carlton is also required to make this report available to all unit owners as well as any potential purchaser of a unit.
- Further to this inspection report, Frances Carlton is to conduct a structural integrity reserve study every 10 years. Karins Engineering Group is equipped to handle this task.

KEG appreciates this opportunity to provide engineering services to Frances Carlton and we are available to discuss the report as necessary.

Sincerely,
Karins Engineering Group, Inc.


Ralph E. Logston, P.E.
Florida Registration #81470
Senior Project Engineer


David G. Karins
Florida Registration #0052677
President



February 9, 2022

Karins Engineering
1626 Ringling Boulevard, Suite 400
Sarasota, Florida 34236

Attn: Mr. Ralph Logston, PE
Project Engineer

RE: Transmittal of Concrete Section Information
Foundation Investigation
Frances Carlton Condominiums
1221 N. Palm Avenue
Sarasota, Florida
Our File: DES 228887

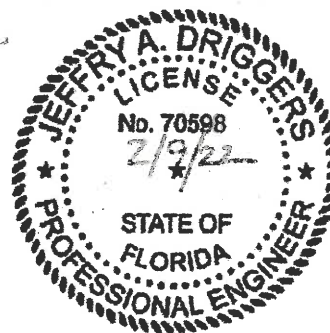
Dear Mr. Logston:

Pursuant to your request and authorization, **DRIGGERS ENGINEERING SERVICES, INC.** has conducted the requested foundation investigation for the subject location. Included herein is the concrete core detail information and concrete core location plan.

DRIGGERS ENGINEERING SERVICES, INC. appreciates this opportunity to be of service to you on this project. Should you have any questions or require further assistance, please do not hesitate to contact the undersigned at your earliest convenience.

Respectfully submitted,
DRIGGERS ENGINEERING SERVICES, INC.


Jeffrey A. Driggers, P.E.
Vice President
FL Registration No. 70598



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Copies submitted: Email (1) rlogston@karins.com

Sarasota
Phone: 727.471.6655
Fax: 941.371.8962
saroffice@driggers-eng.com

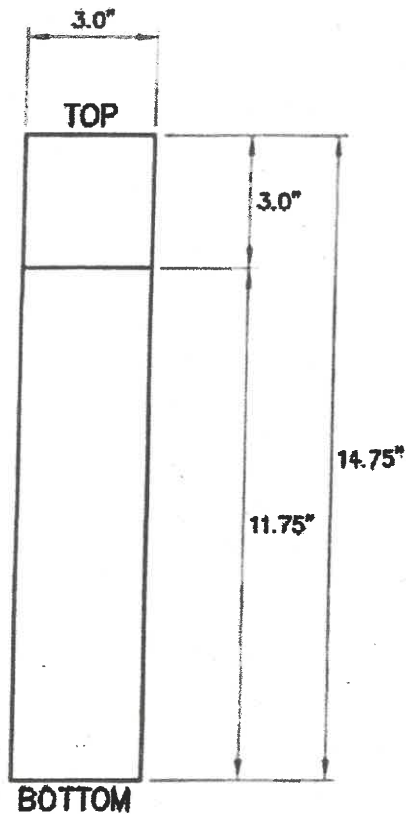
Clearwater
P.O. Box 17839 • Clearwater, Florida 33762
Phone: 727.571.1313 • Fax: 727.471.6653
ciwoffice@driggers-eng.com

Spring Hill
Phone: 727.471.6657
Fax: 727.471.6653
sphoffice@driggers-eng.com

**TRANSMITTAL OF CONCRETE CORE INFORMATION
FOUNDATION INVESTIGATION**

**FRANCES CARLTON CONDOMINIUMS
1221 N. PALM AVENUE
SARASOTA, FLORIDA**

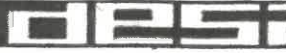
CONCRETE CORE C-1 PERFORMED 0.5' AWAY FROM BASEMENT WALL.



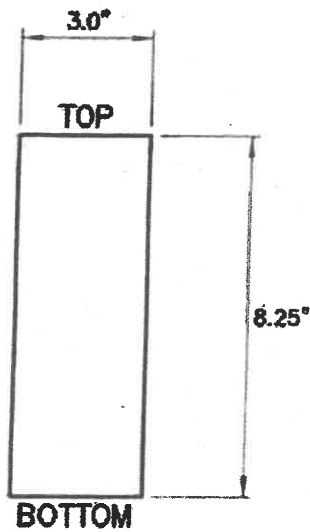
CAD FILE NAME: A:/PLATE1/228887-C1-DETAIL.DWG

DRAWN BY: R.D.B.

DATE: 2/9/22

SHEET TITLE	PREPARED BY
CONCRETE CORE C-1 DETAIL	 DRIGGERS ENGINEERING SERVICES, INCORPORATED
PROJECT NAME	SHEET NO.
FOUNDATION INVESTIGATION FRANCES CARLTON CONDOMINIUMS SARASOTA, FLORIDA	PLATE II-A

CONCRETE CORE C-2 PERFORMED 3.0' AWAY FROM BASEMENT WALL.



CAD FILE NAME: A:/PLATE1/228887-C2-DETAIL.DWG

DRAWN BY: R.D.B. DATE: 2/9/22

SHEET TITLE	PREPARED BY
CONCRETE CORE C-2 DETAIL	 DRIGGERS ENGINEERING SERVICES, INCORPORATED
PROJECT NAME	SHEET NO.
FOUNDATION INVESTIGATION FRANCES CARLTON CONDOMINIUMS SARASOTA, FLORIDA	PLATE II-B