HABER LAW

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May 6, 2025

VIA EMAIL AND REGULAR MAIL

Village at Dadeland Condominium Association, Inc.
To All Unit Owners
7440 SW 82nd Street
Miami, Florida 33143

RE: Village at Dadeland Condominium Association, Inc. – Demand for Unit Owners to Complete Electrical Repairs – Miami-Dade County Unsafe Structures Violation (Case # DCF2018005041U)

Dear Owners:

This letter serves as formal notice from the Board of Directors of the Village at Dadeland Condominium Association, Inc. (the "Association") regarding the urgent need for immediate action from the Members of the Association in order to achieve compliance with Miami-Dade County's 40-Year and 50-Year Recertification Program, as well as numerous outstanding County code violations concerning unpermitted work performed by unit owners.

In 2018 the Board of Directors entered into an agreement with the County after failing its 40-Year Recertification (due in 2009). The County's 40-year Recertification Program requires the recertification of the structural and electrical components of each building within the Association Property by a licensed structural and electrical engineer every 40 years and 10 years thereafter. Unfortunately, little to no action was taken by the previous boards resulting in fines and penalties accruing against the Association for failure to comply with the 40-year recertification process. This lack of action also resulted in the Association failing its 50-Year recertification in 2018, and further fines and penalties against the Association and the resulting agreement with the County that was never acted upon.

Additionally, the County has cited the Association for multiple violations related to unauthorized and/or unpermitted alterations within individual Units. These violations jeopardize the health, safety, and welfare of the community and expose the Association—and, ultimately, each Unit Owner—to serious legal and financial consequences.

The current Board President and management have been working tirelessly to come to an agreement with Miami-Dade County to reduce the significant penalties and fines imposed on the Association and to provide a schedule for compliance with the 40 and 50 year Recertification, and to protect the Association from possible insurance coverage issues related to window and roof work that must be completed (windows are not part of the 50 Year but reported through a claim by Engineers). While the Association proposed a five (5) year plan for the necessary repairs and recertification, the Miami-Dade County Unsafe Structures Appeal panel rejected this timeline and requires all repairs to be completed in less than two (2) years.

On April 18, 2025, Miami-Dade County Unsafe Structures Board approved the Association's agreement for the Association to provide the engineer's "Safe to Occupy" Letter within 20 days, to obtain permits for the work within 240 days (from April 18, 2025), and to complete the 50-year repairs recertification process within

600 days. The effects of the outstanding violations and compliance with the County's requirements are significant as failure to complete the Recertification process within this timeframe will result in the County taking enforcement action against the Association and may result in condemnation of all buildings in the Association.

These deadlines are fast approaching and require significant funding to ensure the work is completed on a timely basis. Due to the immediate need for funds the Association will be attempting to obtain a loan to secure the funds, which will require the Association to levy a **new special assessment** against each Unit for repayment of the loan according to each unit's respective percentage of ownership interest in the Association Property and Common Elements. **NOTE, the previous Special Assessment approved in March 2025 will not go into effect**. The new special assessment (meeting date to be determined) will be the only special assessment against the Owners and will be passed to address all pending repairs for the 40/50 Year Recertification and necessary roof and window work.

The Association shall circulate the notice for the Members' meeting (to approve the loan) and Board Meeting (to approve the Special Assessment) 14 days prior to the date of the meeting. The purpose of the loan will be to help the Members absorb the cost of the Special Assessment by splitting up payment over a number of years. However, be advised that failure of the Members to approve the loan will result in the Special Assessment against the Unit Owners and require payment from the owners to be due in two (2) – three (3) monthly installments over and above your normal maintenance dues (estimated at $1,370.00 up to $2, 850 monthly in addition to monthly maintenance dues).

While most of the work will be performed by the Association, the M**embers are *required* to perform the necessary electrical work *that is properly permitted* using *licensed electrical contractors* in their Units <u>within 40 days</u>** (as outlined below) in order for the Association to meet the County's requirements. In the event any Unit Owners fail to perform the work in their Units, the Association shall be forced to gain access to your Unit to perform the necessary repairs with licensed electrical contractors and the costs will be assessed against your Unit and collectible as any other assessment.

Accordingly, *immediate action is required from all unit owners* to ensure all necessary electrical repairs are performed in each Unit within 40 days in accordance with the Electrical Inspection Report by O&S Engineering provided in 2022. Specifically, each Unit Owner must :

1) Install GFCI (Ground Fault Circuit Interrupter) outlets in wet areas (kitchen, bathrooms and balconies). Additionally electrical outlets on exterior locations such as balconies must be in a NEMA rated enclosure.

2) Install smoke detectors in the bedrooms *and* living spaces of the Unit battery operated for 10 years. Electrical Panels past 40-years need to be replaced and new fire extinguishers are required in each unit.

3) Report work and obtain permits for unpermitted work in the Units: (Mandated by Miami-Dade County).

    a. Report to the Association any and all alterations, modifications, or work performed within their Unit (past or present), including but not limited to electrical, plumbing, structural, or interior remodeling work.
    b. Provide copies of all permits issued by Miami-Dade County or any other permitting authority for the aforementioned work.
    c. Immediately obtain proper permits for any unpermitted work and bring such work into compliance with current building codes and legal requirements.

d. Ensure that all corrective work is completed within forty (40) days of the date of this notice, using a properly licensed and insured contractor. (For your convenience, the Association has listed three recommended licensed contractors on its website (http://www.villageatdadelandcondominium.com).

Please be advised that failure to comply with the above requirements within **forty (40) days** will result in the Association taking such action as necessary to access your Unit (pursuant to the Association's rights under the governing documents and Florida law); conduct the necessary inspection, repairs, and/or removals; and charge all costs associated with such work—including inspection, permitting, and corrective construction—to the respective Unit Owner as a special assessment secured against the Unit.

Additionally, be advised that each Unit Owner is responsible for the maintenance and repair of their Unit and compliance with applicable laws. In the event that personal injuries and damages arise due to a Unit Owner's negligent maintenance of their Unit and/or failure to perform repairs to their Unit in accordance with applicable laws, and the Association's governing documents, the Association shall seek to hold the Unit Owner liable for all claims, damages, and liabilities incurred, including but not limited to attorneys' fees and costs.

Please also be aware that any obstruction or denial of access may be deemed a violation of the Association's governing documents and will subject the Unit Owner to additional enforcement action, including legal proceedings, fines, and recovery of attorneys' fees and costs.

To facilitate compliance and coordination, within 40 days please submit all required physical copies of required documentation to the Association's management office at 7440 SW 82nd St Miami, FL 33143, and contact the Association's management office with any questions you may have.

The Association appreciates your immediate attention to this critical matter and your cooperation in ensuring the safety and legal compliance of the community.

Sincerely,

HABER LAW, LLP

By: *Kyle A. Alonso*
KYLE A. ALONSO, ESQ.

cc: Village at Dadeland Condominium Association, Inc. (via email)

Enclosures:
Order of Miami-Dade Unsafe Structures Appeal Panel
SMK Consultants, LLC – Structural Damage Report (2022)

MIAMI-DADE COUNTY REGULATORY AND
ECONOMIC RESOURCES DEPARTMENT
Building Support Section
11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

COC OFFICIAL USE ONLY

Date: 4/18/2025

NOTICE OF HEARING DECISION AND ORDER OF MIAMI-DADE COUNTY UNSAFE STRUCTURES APPEAL PANEL

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

VILLAGE AT DADELAND CONDO
7440 SW 82ND ST
Miami FL 33143-7302

Re: **7680 SW 82 ST 7680**

Legal Description: **VILLAGE AT DADELAND CONDO PALMETTO KENDALL HGTS PB 70-47 PORT OF TR A AS DESC IN OFF REC 22886-4448 LOT SIZE 20.59 AC M/L FAU 30 4035 021 0010**

USP No.: **DCF2018005037U**

The Unsafe Structures Appeal Panel action on (**A**) CBS COMMERCIAL BLDG located at the above address is as follows:

At its meeting on **4/18/2025**, the Unsafe Structures Appeal Panel ordered that:

The following order(s) of the Unsafe Structures Appeal Panel must be adhered to:

STRUCTURE	ORDER	NUMBER OF DAYS TO COMPLY
A	ENGINEER LETTER TO BE SUBMITTED TO THE UNSAFE STRUCTURES UNIT CERTIFYING THAT THE BUILDING IS SAFE FOR CONTINUED OCCUPANCY WHILE ANY REPAIRS ARE PENDING	20 DAYS
A	INITIAL RECERTIFICATION REPORT(S) TO BE SUBMITTED TO THE RECERTIFICATION UNIT	90 DAYS

4/18/2025
VILLAGE AT DADELAND CONDO
Case No.: **DCF2018005037U**
Re: **7680 SW 82 ST 7680**

COC OFFICIAL USE ONLY

A building permit must be obtained for the following structure(s) for all repairs or items to be completed. All permit documents including the Architect's/Engineer's sealed plans , when required, shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5 of the Miami-Dade County Code within the number of days as specified below:

STRUCTURE	ORDER TO OBTAIN PERMIT NUMBER OF DAYS TO COMPLY
A	240 DAYS

The completion or repair(s) of the following structure(s) shall be completed within the number of days from today, as specified below. Completion shall be evidenced by a final inspection approval on the building permit(s) obtained.

STRUCTURE	ORDER TO COMPLETE REPAIRS - NUMBER OF DAYS TO COMPLY
A	600 DAYS

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Appeal Panel issued this Order. Please also note that all time frames mentioned are in calendar days.

IF ANY OF THE ABOVE ORDER(S) ARE NOT COMPLIED WITH, SAID STRUCTURE(S) SHALL BE DEMOLISHED BY THE ENFORCING MUNICIPALITY AS SOON AS POSSIBLE.

4/18/2025
VILLAGE AT DADELAND CONDO
Case No.: **DCF2018005037U**
Re: **7680 SW 82 ST 7680**

COC OFFICIAL USE ONLY

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Appeal Panel. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Appeal Panel. The written request for extension must be received by the Secretary of the Appeal Panel prior to the deadline specified in the order. For example, in the event the Appeal Panel Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Appeal Panel grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Appeal Panel that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Appeal Panel will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Unsafe Structures Appeal Panel also ordered that, if compliance is not obtained within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Appeal Panel regarding this case.**This document is recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Appeal Panel on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from the **Unincorporated Miami-Dade County Regulatory and Economic Resources Department, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL. 33175, (786) 315-2424. Please call this office before coming in for a permit or for further information on this matter.**

4/18/2025
VILLAGE AT DADELAND CONDO
Case No.: **DCF2018005037U**
Re: **7680 SW 82 ST 7680**

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The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any person aggrieved by a decision of the Unsafe Structures Appeal Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Section 8-5 of the Code of Miami-Dade County.

Respectfully,

CHARLES DANGER, Chairperson
Unsafe Structures Appeal Panel

Motion Made by:

DEBORAH LOWE, Panel Member

Seconded by:

LEONARD L. ELIAS, Panel Member

cc: Known Property Owners and Interested Parties: See Attached Exhibit A

Seal

JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA
IN GOD WE TRUST

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 230
Miami, Florida 33175-2474

PROPERTY OWNERS AND INTERESTED PARTIES 4/18/2025
VILLAGE AT DADELAND CONDO
Case No.: **DCF2018005037U**
Re: **7680 SW 82 ST 7680**

COC OFFICIAL USE ONLY

EXHIBIT A

Property Owners and Interested Parties Attachment

Known Property Owners and Interested Parties for Case Number: F2018005037 as of 3/18/2025

ITEM	NAME	CARE OF	ADDRESS
1	VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC		7440 SW 82ND ST MIAMI, FL 33143-0000 USA
2	VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC	C/O FIRSTSERVICE RESIDENTIAL ATTN.: MAYCOL E. VINDELL, (PROPERTY MANAGER)	7440 SW 82ND ST MIAMI, FL 33143-7302 USA
3	VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC	C/O BALSUTO ROBBINS & ASSOCIATES LLP, (R/A)	14160 NW 77TH CT STE 22 MIAMI LAKES, FL 33016-1506 USA
4	VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC	C/O JORGE HERNANDEZ, (TREASURER)	7440 SW 82ND ST MIAMI, FL 33143-7302 USA
5	VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC	C/O TIE SU, (SECRETARY)	7440 SW 82ND ST MIAMI, FL 33143-7302 USA
6	VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC	C/O VICTOR MING HSU, (PRESIDENT)	7440 SW 82ND ST MIAMI, FL 33143-7302 USA

SMK Consultants, LLC
Engineering, Planning, Surveying and Construction Management
57 NW 154 St
Miami, FL 33169
(305) 815-6870
CA# 31700

Structural Damage Report

February 10, 2022

VILLAGE AT DADELAND CONDO
Miami, FL 33143

Prepared by Phaion Hicks PE #80429

Contents

1. Introduction

At your request, SMK Consultants, LLC (SMK Consultants) conducted an assessment of the subject structures. The site visit for this assessment was performed Between February 5, 2021, through April 23, 2021, by SMK Consultants Engineer Phaion Hicks PE. The purpose of this assessment was to determine the cause, extent, and scope of roof damages to the structures as a result of the storm event on or around September 10, 2017, (Hurricane Irma). This document provides a summary of SMK Consultants' opinions and observations of the damages to the roofing system.

2. Description of Structures to be evaluated

The Village at Dadeland Condominium development consists of 37 separate condo buildings and the clubhouse. The apartment buildings are arranged into 10 groups called "Villas" labeled A through K excluding I. All the condo buildings are two-story buildings except for Villa K which is made up of 2 connected four-story condo buildings.

Construction Type

Year Constructed: 1968 (sourced from Miami Dade Property Appraiser)

Construction Type: CMU (Concrete Masonry Units)

Exterior covering: Stucco finish

Interior wall covering: Gypsum

Flooring: 1st floor - Slab on grade, all subsequent floors - concrete slab

Roof Deck: CDX Plywood 5/8"

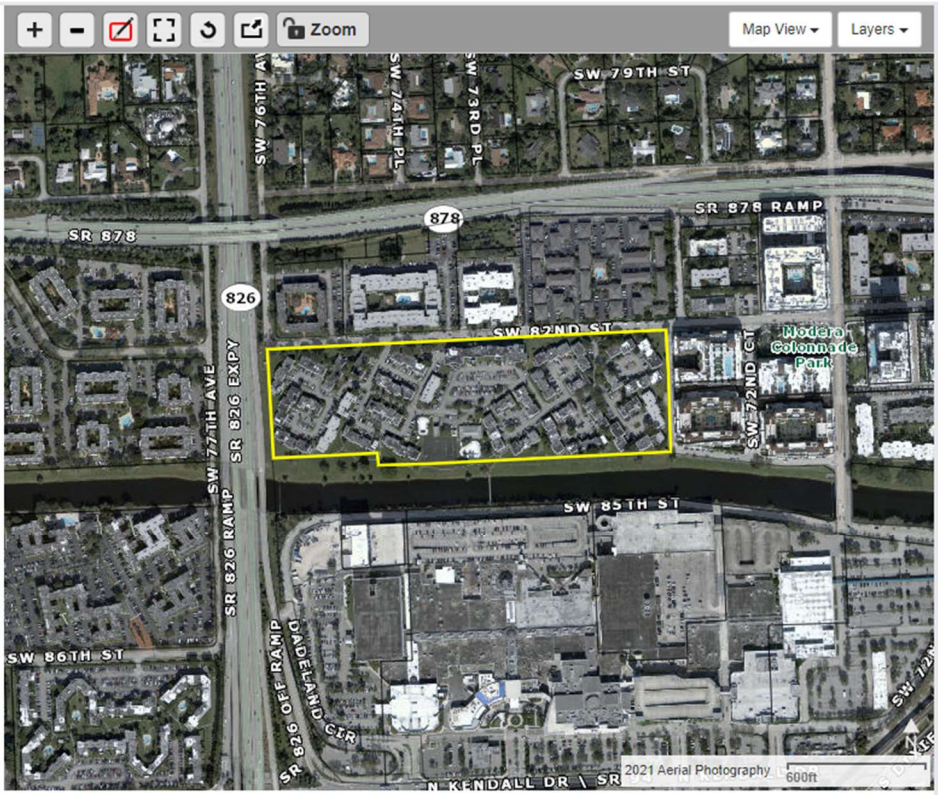
Roof: Buildup with insulation and shingled mansards

3. Property Appraiser Information

Miami Dade County Folio: 30-4035-047-0001 (Reference)

PROPERTY INFORMATION

Folio: 30-4035-047-0001 (Reference)	
Sub-Division: VILLAGE AT DADELAND CONDO	
Property Address	
Owner REFERENCE ONLY	
Mailing Address	
PA Primary Zone 6111 DKUC EDGE SUB DISTRICT	
Primary Land Use 0000 REFERENCE FOLIO	
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	0 Sq.Ft



Property information was sourced from Miami Dade, Florida Property Appraiser's Office

4. Weather condition on September 10, 2017 (Date of Hurricane Irma closest approach)

Weather Date from the closest weather station

Location	Minimum Sea Level Pressure		Maximum Surface Wind Speed			Storm surge (ft)[C]	Storm tide (ft)[D]	Estimated Inundation (ft)[E]	Total rain (in)
	Date/ time (UTC)	Press. (mb)	Date/ time (UTC)[A]	Sustained (kt)[B]	Gust (kt)				
Miami Executive/West Kendall (KTMB) (25.65N 80.43W)	10/1718	986.8	10/1110	48 (2 min, 10 m)	63				
Miami International (KMIA) (25.80N 80.29W)	10/2116	988.8	10/1313	46 (2 min, 10 m)	63				

KTMB station is located approximately 7.2 miles west-southwest of the Village at Dadeland Condominium complex
KMIA Station is located approximately 6.5 miles north of the Village at Dadeland Condominium complex

Map of Wind Gust

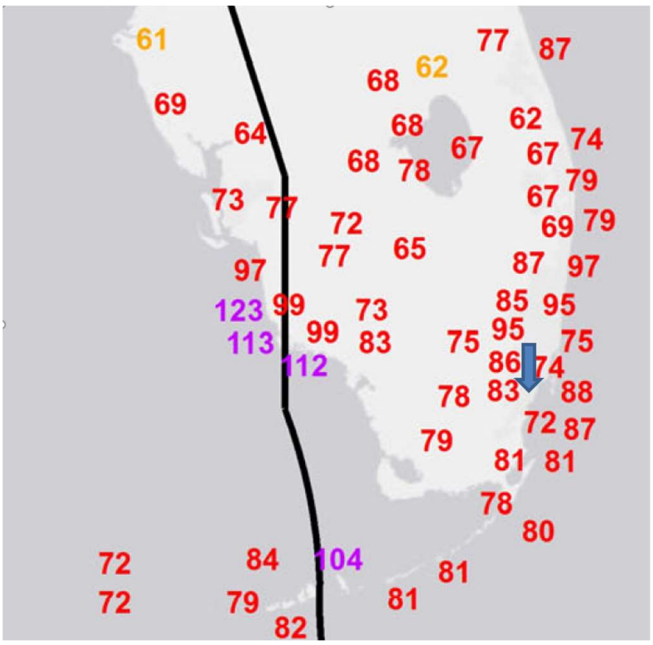


Figure 9(a) from NATIONAL HURRICANE CENTER TROPICAL CYCLONE REPORT for HURRICANE IRMA (AL112017).
Map of selected observed maximum wind gusts (kt) during Hurricane Irma when it was near the southeastern United States with the approximate location of the project indicated by arrow

Map of Speeds Gust

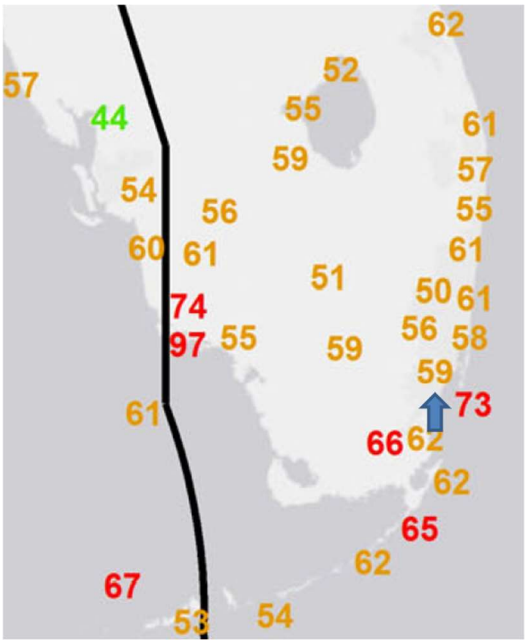


Figure 8(a) from NATIONAL HURRICANE CENTER TROPICAL CYCLONE REPORT for HURRICANE IRMA (AL112017).
Map of selected observed maximum wind speeds (kt) during Hurricane Irma when it was near the southeastern United States with the approximate location of the project indicated by arrow

Wind Speed and Gust Conclusion

Based on weather data and maps/figures from the NATIONAL HURRICANE CENTER TROPICAL CYCLONE REPORT for HURRICANE IRMA (AL112017) it is reasonable to conclude that winds of approximately 61 (kt) (70 MPH) with a gust of in the range of 83 (kt) (96 MPH) occurred during the passage of Hurricane Irma.

Weather Information source:
NATIONAL HURRICANE CENTER TROPICAL CYCLONE REPORT for HURRICANE IRMA (AL112017)
Published by NOAA (National Oceanic and Atmospheric Administration)

5. Glazed Openings

Background

An evaluation of the glazed opening for damages resulting from Hurricane Irma was performed. There are three glazed opening styles of glazed opening that made up the majority of the windows in the development. They were Single Hung Window (SHW), Awning Windows (AW), and Sliding Glass Doors (SGD) that were un-rated for pressure or impact. There were a few windows that were replaced by the unit owner with an impact glass window. Most of the glazed openings in the development are original to the construction of the building.

Several of the glazed openings did have panels/shutters to protect the glass from impacts in the event of a storm, not all the panels/shutters were impact rated. Additional impact-rated shutters are a proven way to protect glazed openings from damages from debris but provide little to no protection from wind pressures. That allows damage to the frame assembly of an un-rated glazed opening to occur. A study performed by Northeastern University, Boston, Massachusetts named "The Effect of a Shutter on the Wind-Induced Loads on a Window and Wind-Driven Rain Intrusion into the Building through Experiments at the Wall of Wind Experimental Facility" evaluates this exact scenario through experimentation. A copy of the results from this study will be attached in the appendix.

Means and Methods

Each glazed opening in the development was labeled, documented, photographed, and evaluated for damages. A label with a unique code adhered to each glazed opening. The code on the label specified the location of the window based on the Villa and the address of the building. The code assigned to each window correlates with the photos and documentation of the window. A hyperlink will be provided to access photos of each glazed opening, showing an overview photo of the glazed opening, the assigned label, and any damages to the opening.

Photo of the label with code

Glazed Opening Labels

The first letter of the code indicates the Villa where the building is located. As shown in the photo above this label correlates to Villa C.

Secondly, the four digits represent the address of the building, "7340" in the example photo above.

The first letter in the third set represents the floor of the building where the glazed opening is located, A- first floor, B second floor. In the example above "B" represents the second floor of the building

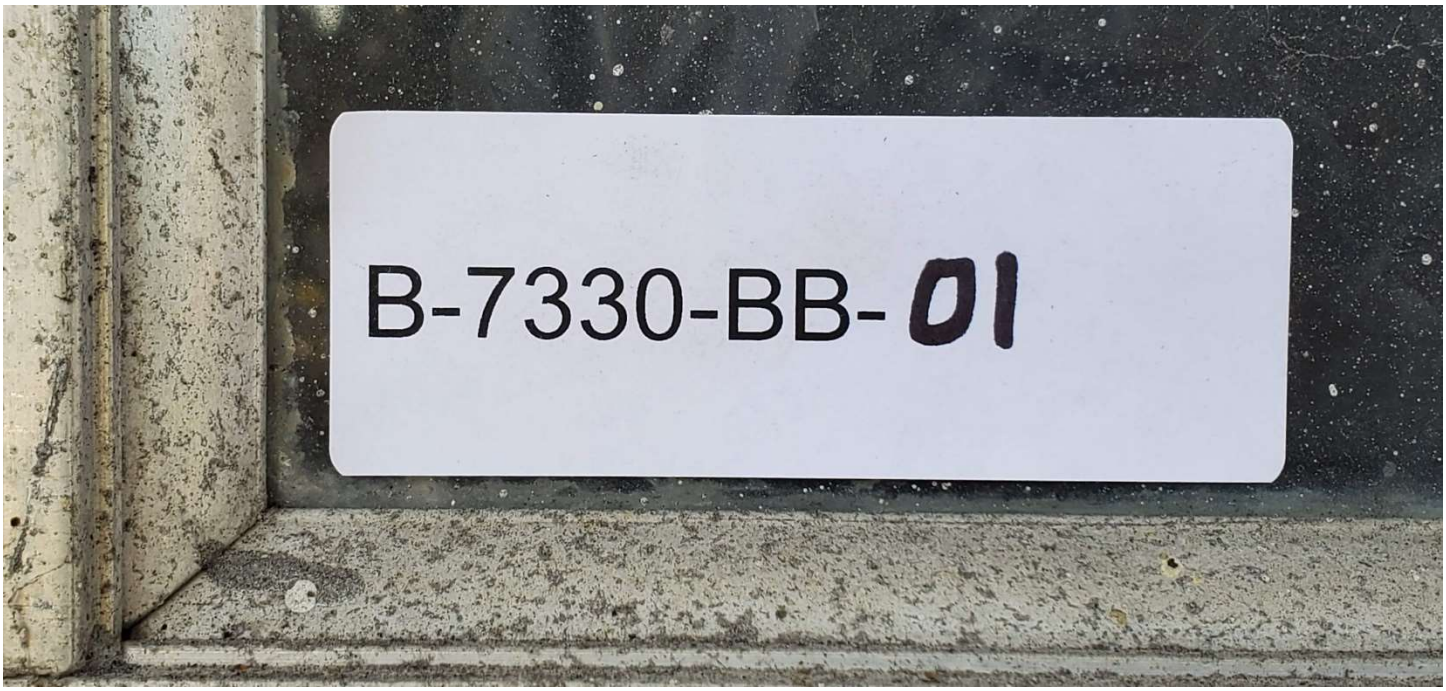
The second letter in the third set represents what side of the building the glazed opening is located, F – font, L – left side of the building when facing it, R – right side of the building when facing it. B – back of the building, L was indicated for the left side of the building in the sample photo above.

The last pair of digits represents where the glazed opening is located in numerical order from left to right on the indicated side of the building.

The letter “I” is written on any glazed opening that was determined to be an impact-rated window.

Sample Photos

Sample photo of overview picture of the window



Sample photo of label with code

Wind Load Calculations

Based on Direct 83 (Kt) Gust

Wind Velocity	83 Kt
Air density	0.065 lb/cu ft
Dynamic pressure	23.33 lb/sq ft
Surface Angle	90 deg

CODE	DEFINITION	Opening Width (in)	Opening Hight (in)
S	single	37	38.375
LS	large single	46	63
D	double	74	38.375
T	tripple	111	38.375
SGD(8)	sliding glass door (small)	96	80
SGD (12)	sliding glass door (large)	144	80
SB	small bathroom	26	26
LB	large bathroom	37	26
THT	town house triple	111	26
THS	town house single	53	38.375

Based on Direct 61 (Kt) Sustained Wind Speeds

Wind Velocity	61 Kt
Air density	0.065 lb/cu ft
Dynamic pressure	12.60 lb/sq ft
Surface Angle	90 deg

CODE	DEFINITION	Opening Width (in)	Opening Hight (in)
S	single	37	38.375
LS	large single	46	63
D	double	74	38.375
T	tripple	111	38.375
SGD(8)	sliding glass door (small)	96	80
SGD (12)	sliding glass door (large)	144	80
SB	small bathroom	26	26
LB	large bathroom	37	26
THT	town house triple	111	26
THS	town house single	53	38.375

Glazed Opening Inspection Results

An exterior inspection for wind and impact damages to the glazed opening was performed. The glaze openings were inspected for deformation to the frame and frame components, broken/cracked glass, damaged latching components on the awning windows, loose window sashes, damaged hardware, and out-of-plane movement or door panels and window sashes.

The section below will provide an example of the damages to the glazed opening and how wind from Hurricane Irma caused said damages. The section will be broken down by the style of the glazed opening (awning windows, single-hung and sliding glass doors)

Awning Windows

The awning windows were inspected for damages from the exterior of the structure. Damages from Hurricane Irma to the windows include but were not limited to broken window glazing, damaged glazing bead/loose glass in the frame, loose window awning/pane, window awnings that were screwed shut due to damage, deformed or warped window awning, temporary reglazing due to damaged glass. If any of the above-listed conditions were observed that window is deemed damaged. Being that access for inspection of the windows was limited to the exterior of the structure for most of the windows the winding mechanisms and internal components of the windows could not be evaluated for wind damage leaving a percentage of the damage unaccounted for.

Damages resulting from Hurricane Irma to the awning windows were caused by the wind pressures and impacts from wind-born debris. The winding and locking mechanisms for the awning windows are made up of a series of gears, levers, links, and latches. The wind pressures and vibration generated from the wind pressures as a result of Hurricane Irma on the awing windows created stresses on the winding and locking mechanisms to the point of failure in many instances. The windows affected by this failure are not serviceable or repairable because awing windows of this style are no longer manufactured, and components to repair such damages are unavailable. In conjunction with the damages mentioned, the awning windows were also subject to dislodging and/or cracking of window glazing due to the wind pressures deforming areas of the awning windows. Awning windows make up most of the windows in the development and were subject to the most damage.

Photo examples of the damages to the awning windows are noted below. This is not a complete list of damages but a sampling of the types of damages presents.

Awning Window B-7320-BR-04 photo taken from boom lift

Awning Window B-7320-BR-04 Example of loose glazing due to negative wind pressures from Hurricane Irma

Awing Window A-7310-BB-05 Example of a loose window awning. The window awning locking mechanism has been compromised by the wind pressures from Hurricane Irma. Due to this damage, the window cannot be locked or be weather tight.

Awning Window B-7324-AB-05 this window has been screwed closed with self-taping screws from the outside by the owner to keep the window closed and attempt to make the window weather tight. This is another example of winding/ locking mechanisms being affected by the wind pressures from Hurricane Irma. Without the screws installed by the owner, the window would flap or sag open.

Window B-7324-BB-14 is another example of an owner who has attempted to screw the awning closed on the window and impact damage cracking the glazing of the window due to Hurricane Irma.

Awning Window C-7340-BR-02 example of winding/ locking mechanisms be affected by the wind pressures from Hurricane Irma. The window cannot be locked or completely closed and is not weather tight.

Awing Window C-7350 AL-01 example of broken window glazing due to deflection of the window awning frame.

Awing Window B-7320-BL-03 Example of a loose window awning. The window awning locking mechanism and hardware have been damaged by the wind pressures from Hurricane Irma. Due to this damage, the window cannot close and is stuck in an open position.

Single Hung Windows

The single-hung windows were inspected for damages from the exterior of the structure. Damages from Hurricane Irma to the windows include but were not limited to broken window glazing, damaged glazing bead/loose glass in frame and sash, loose window sashes, damaged window balancers, and deformed window frames. If any of the above-listed conditions existed to a window it is deemed damaged. Being that access for inspection of the windows was limited to the exterior of the structure for most of the windows an inspection of the operation of the window to determine if it could open can close correctly was limited. We could only determine visible physical damages.

Damages resulting from Hurricane Irma to the single hung windows were caused by the wind pressures and impacts from wind-borne debris. The direct wind pressure and vibration induced by the wind load can cause windows to bind and dislodge window sashes for their tracks in their frame as well as dislodge widow glazing from its frame or sash and damage window balancers. During our inspection, these types of damages were prevalent in many of the single-hung windows inspected.

Photo examples of the damages to the single hung windows are noted below. This is not a complete list of damages but a sampling of the types of damages presents.

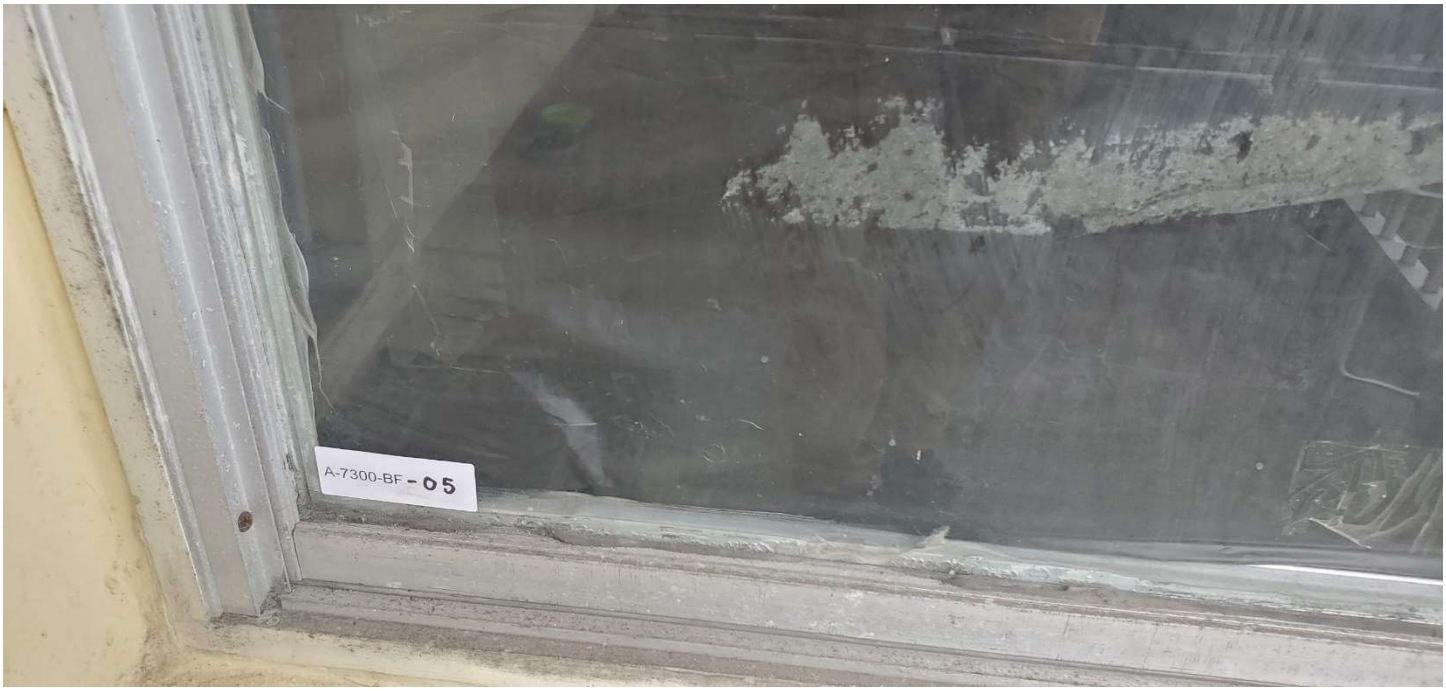
Single-hung window G-7500 BF-07 example of broken window glazing due to impacts from debris from Hurricane Irma

Single Hung Window K-7410-DF-06 example of a window with a damaged window sash, balancer, and cracked glass pane. These damages are a result of the window balancers being dislodged by the wind pressures and vibrations from Hurricane Irma causing binding and deformation of the sash.

Single Hung Window K-7410-DF-06 example of a window with a damaged window sash, balancer and cracked glass pane. These damages are a result of the window balancers being dislodged by the wind pressures and vibrations from Hurricane Irma causing binding and deformation of the sash.

Single Hung Window K-7410-DF-11 example of a window with damage to broken glazing due to wind-borne debris from Hurricane Irma

Single Hung Window A-7300-BF-05; Example of the single hung window that has new temporary glazing installed due to the original glass being broken from Hurricane Irma.



Closeup of Single Hung Window A-7300-BF-05; Example of the single hung window that has new temporary glazing installed due to the original glass being broken from Hurricane Irma

Single Hung Window A-7300-BF-12; Example of loose glazing in window sash/frame as a result of negative wind pressures from Hurricane Irma.

Sliding Glass Doors

The sliding glass doors were inspected for damages from the exterior of the structure. Damages from Hurricane Irma to the windows include but were not limited to damaged glazing, damaged glazing bead/loose glass in the frame, out of the plane movement of door panels, out of square door panels/frame, and/or deformed or warped frame. If any of the above-listed conditions existed to a window it is deemed damaged.

All the sliding glass doors inspected either had out of the plain movement and/or were out of the square with the door frame. The out of plain movement was caused by damage to the door hardware (guides and wheels) used to keep the door aligned with the tracks on the door frame. The failure of the guides and wheels located on the top and bottom of the doors that hold the doors in place was due to the high lateral loads applied to them by wind pressures during Hurricane Irma. Wind pressures from 96 MPH gusts as experienced during Hurricane Irma cracked, deflected, and dislodged door hardware components as well as caused frame rotation and distortion to the doors in some cases.

A 4’ sliding glass door panel when exposed to a 96 MPH wind gust must resist roughly 760 pounds of force. The frame, tracks, guides, and rollers must bear these loads. The door panels are connected to their tracks with two guides at the top and two rollers at the bottom, if the 760-pound load is distributed evenly it creates a 190-pound point load on the door tracks, guides, and rollers. This 190-pound force is laterally applied perpendicular to the intended direction of motion of the door. This type of perpendicular force caused damages to all of the sliding glass doors inspected on this project, causing damage to the door tracks, guides, and/or rollers. These damages were most often exhibited through the out-of-plane movement of the door panel and/or binding and hard-to-open sliding glass doors.

Photo examples of the damages to the sliding glass doors are noted below. This is not a complete list of damages but a sampling of the types of damages presents.

Sliding Glass Door, A 7300 AB 03 example of damaged door hardware allowing out of a plain moment of the door panel due to winds from Hurricane Irma.

Sliding Glass Door, A 7300 AB 03 example of damaged door hardware allowing out of a plain moment of the door panel due to winds from Hurricane Irma.

Sliding Glass Door, A 7300-AB-02 example of deformation to the door frame and failures of the door hardware causing binding during operation and out of the plane movement of the door panel as a result of winds from Hurricane Irma.

Close up of Sliding Glass Door A 7300-AB-02 example showing deformation to the door frame and failures of the door hardware causing binding during operation and out of the plane movement of the door panel as a result of winds from Hurricane Irma.

Sliding glass door, A-7310-AB-06 Example of the door without plane movement of the door panel.

Sliding glass door, A-7310-AB-06 Example of the door without of plane movement of door pane. A photo with an L made with the fingers indicates that the door was inspected and exhibited out of the plane movement of the door panels.

Glazing Conclusions

It is the finding of SMK Consultants within a reasonable degree of engineering certainty that winds from Hurricane Irma adversely affected at least 66% of the glazed openings of the structures, such that the windows and sliding doors are either non-functional or functionally compromised. The damaged awning windows, single-hung, and sliding glass doors are not serviceable or repairable in most instances and will require replacement. Due to the lack of replacement components, serviceability limitation of the hardware and operating components of the windows and sliding glass doors. SMK Consultants recommend that all non-impact/wind rated glazed openings in the Village at Dade Land be replaced due to the high percentage of damage. SMK Consultants believe that over 66% of the glazed openings are currently damaged but was unable to definitively determine damage because the evaluation of the opening was mostly competed from the exterior of the building, complete testing of all the mechanisms of the glazed opening would have returned with a higher percentage of damage.

6. Roofing System

Background

An evaluation of the Roofing System for damages resulting from Hurricane Irma was performed. The roofs at Village at Dadeland operate on a low slope roofing system surrounded by shingle mansards. The condenser units for the air conditioners for each unit are mounted on stands on the roof. Antennas and satellite dishes were also mounted on the roof. The roofs were installed in 1994 based on permit information from Miami-Dade County Building Department. The low slope and shingle roofs were installed as stated below based on core samples of the roof taken at the site. There are areas of the roof that had temporary repairs performed after hurricane Irma and may differ from the system stated below.

Low Slope – Build up
Deck: 5/8" CDX Plywood
Base/Anchor Layer: #75 Base Sheet
Insulation: Perlite Roof Insulation adhered in type 4 Asphalt
Ply layers: 2 layers of "ply4 Asphalt Coated Glass Mat" adhered in type 4 Asphalt
Top Ply: Granulated modified bitumen membrane adhered in type 4 Asphalt

Mansard Roof
Deck: 5/8" CDX Plywood
Base/Anchor Layer: #30 asphalt-impregnated felt
Shingles: 3-tab shingles

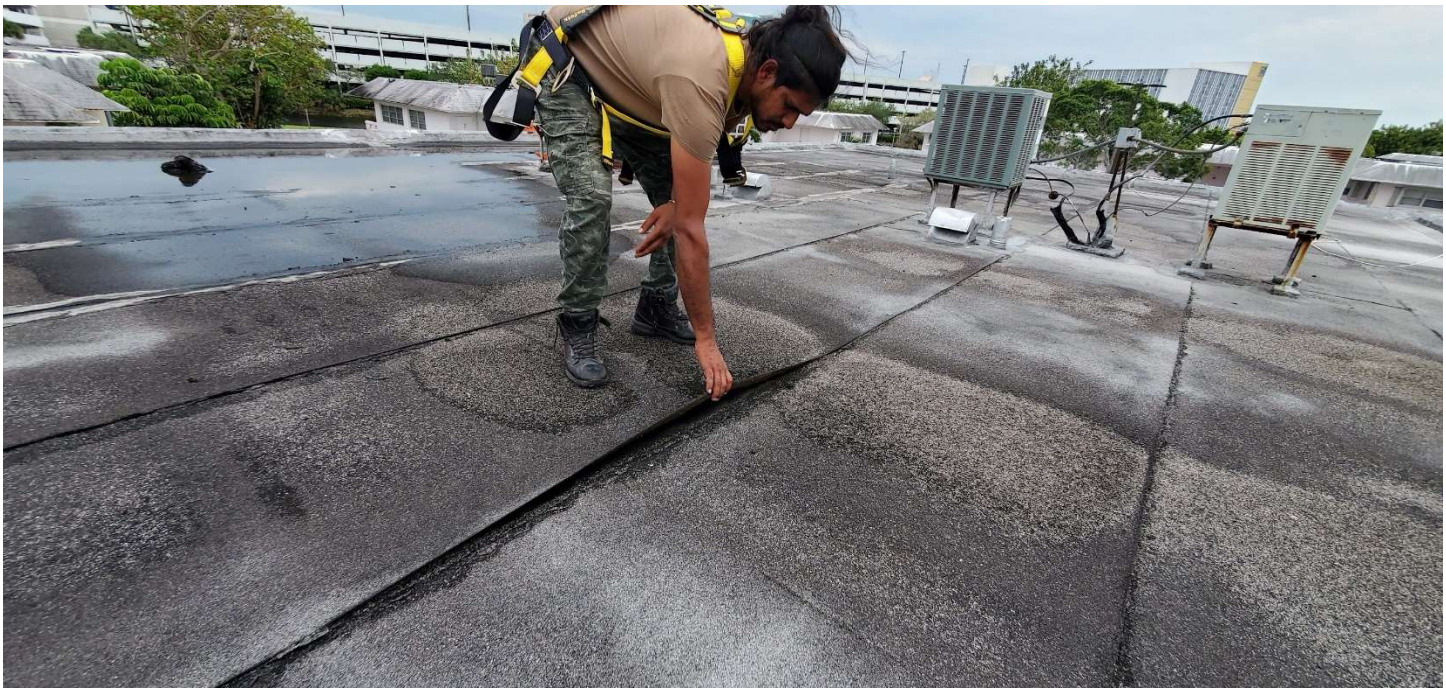
Roofing Inspection Results

Each roof in the development was accessed and inspected for damages related to Hurricane Irma; photos and notes were taken as to the type and extent of the damage as related to Hurricane Irma.

Low Slope Build-Up Roofing System

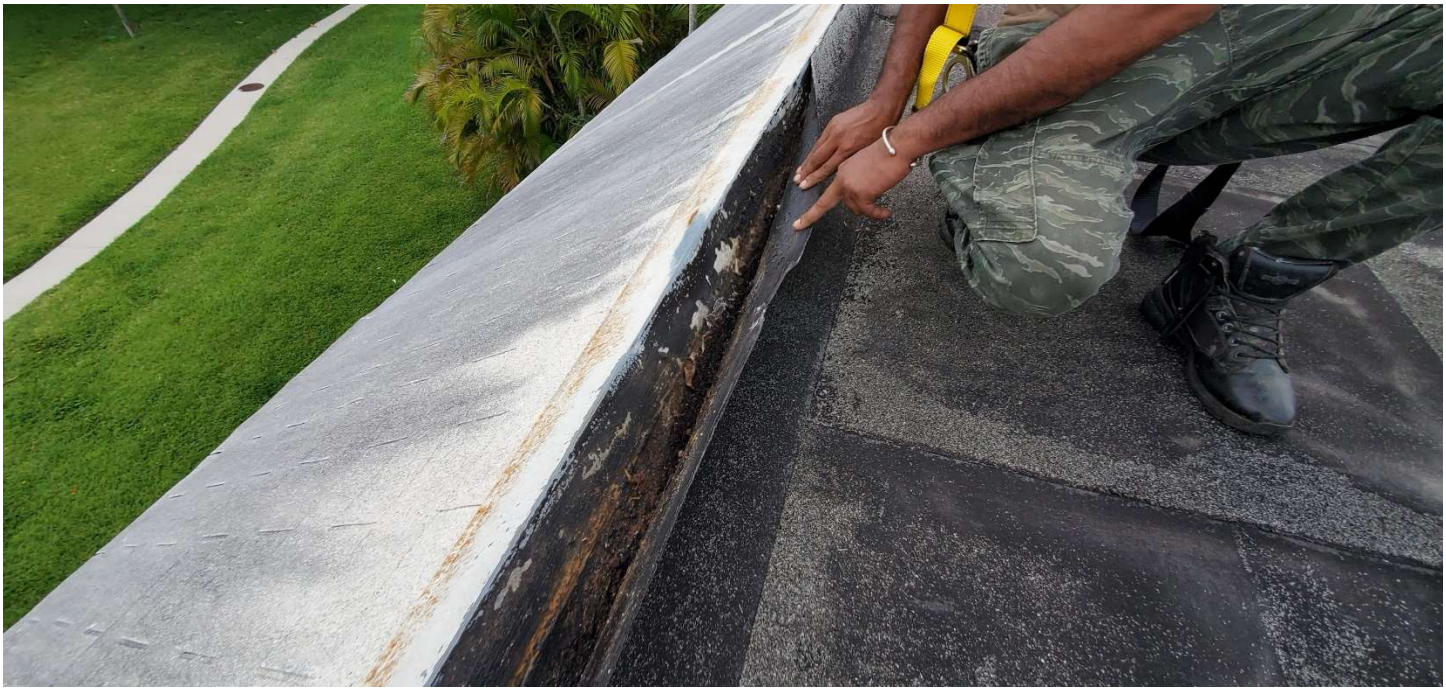
The wind-crated openings in the roof system as a result of Hurricane Irma came by three main methods: uplift modified bitumen membrane" top ply, separation of the modified bitumen membrane" top ply at the eaves, and wind-borne debris and trees. In the first method winds from the storm caused up-lift pressures causing delamination of the "modified bitumen membrane" top ply at the seams of the roof allowing water to enter the roofing system at the seams of the build-up roof. The water then migrated to the insulation layer and into the units below. The second method was from delimitation of the build-up roof from the eave metal around the perimeter of the roof. The delamination of the eave from the build-up roof is present on most of the roofs. The eaves of the roof are subject to the highest uplift pressures and are the most vulnerable sections of the roof to sustain damage. Similarly, to the first method damage to this area allows water into the insulation layer of the roof and the structure of the building. And the last method of damage resulting from the winds of Hurricane Irma were from wind-borne debris. The roofs in the development sustained puncture damages from items mounted on the roof, many of the residence satellites and antennas mounted on the roof as well as all condenser units for the A/C system were contributors. Many of these items came loose during the storm and causes punctures in the roof deck causing water intrusion into the roofing system wetting the insulation layers of the roof and allowing water into the structures.

The Insulation layer of the roof is a Perlite roofing insulation that is not designed to be exposed to water or high levels of moisture. When perlite insulation is exposed to water it will deteriorate rapidly and create low areas on the roofing deck that will pond water. Moisture-ridden perlite cannot be dried and must be replaced. The only method of replacement of the perlite insulation is to replace the roofing system. All the roofs that were present during Hurricane Irma received extensive water intuition causing deterioration and collapsing of perlite insulation causing the roof decks to have insufficient drainage and pond water.



The roof of Building 1217; an example of up-lift pressures causing delamination of the “modified bitumen membrane” top ply at the seams of the roof and ponding water on the roof deck as a result of water damage perlite roof insulation collapsing.

The roof of Building 7680 portrays an example of up-lift pressures causing delamination of the “modified bitumen membrane” top ply at the seams of the roof.



The roof of Building 7590; Example of delimitation of the build-up roof from the eave metal around the perimeter of the roof.

The roof of Building 7530; Example of delimitation of the build-up roof from the eave metal around the perimeter of the roof that has temporary repairs performed that were performed by the management company.

The roof of Building 7350; Example of damages to A/C condenser units and A/C stands on the roof, a temporary roof repair has been made around the stands to prevent further water intrusion.

The roof of Building 7530; Example temporary roof repairs via a white sealant applied to the roof deck and temporary repairs to the delaminated build-up roof at the eaves.

The roof of Building 7340; Example of wind-borne debris in the form of satellites that were blown around on the roof deck causing damage, there is also evidence of damages perlite roof insulation allowing water to pool on the roof deck.

Shingled Roof Mansard

The Shingled Mansard roofing sustained most of its damages in two ways. The first was from direct wind from hurricane Irma lifting/de-laminating and shingle torn off by the winds. The second method of damage was from flying debris and trees located adjacent to the roofs.

The roof of Building 7420; Example of wind damages to shingled mansards

The roof of Building 7344; Example of wind damages to the shingled roof overhang

The roof of Building 7660; Example of damage to the eave of the mansard roof from trees adjacent to the building.

The roof of Building 7680; Example of wind damages to shingled mansards

Roofing Conclusions

Based on the inspection performed we can reasonably conclude that winds from the storm event on September 10, 2018, created damages and openings to the roofing system. The openings created by the wind allowed water to enter the structure and roofing insulation system. SMK Consultants recommend that the roofing system be replaced in its entirety. The low slope system will require that a tapered insulation system be designed and installed in conjunction with a new low slope system to allow for positive drainage of the roof as required by the Florida Building Code 2020 7th edition.

7. Limits of Study

The observations and opinions contained herein are based upon information provided to us at the time of this document's preparation. The evaluation performed on the above data was a visual assessment. During the inspection, there were several areas on the roofs that had temporary repairs installed. The assessment and conclusions made were based on the exposed conditions on the site. Areas hidden from views such as ceilings, walls, floor, roof cavities, or other inaccessible areas were not examined. Please note that SMK Consultants reserves the right to revise the observations and opinions above as conditions change or additional information becomes available. This document was prepared for our client's use and SMK Consultants disavows any liability for use by others.

SMK Consultants appreciates this opportunity to have assisted you with this assessment. Please contact us if you have any questions or need additional information.

Sincerely,

SMK Consultants LLC

Florida Engineering Business No: 31700

Phaion Hicks P.E.
Florida REG. No. 80439

8. Appendix

Link to Inspection Photos: https://1drv.ms/u/s!AtlyKPOYldcjmXKTZZO8Jky0nOYn?e=KKgEMB

01 - Site Map – Attached in Folder
02 –Window Wind Load Calculations – Attached in Folder
03 - Window Inspection Survey Results – Attached in Folder
04 - Roofing Permit History– Attached in Folder
05 – NOAA Report– Attached in Folder
06 – FIU Report – Attached in Folder
07 – Unit A-7300 Windows– Attached in Folder
08 – Unit A-7304 Windows – Attached in Folder
09 - Unit A-7308 Windows– Attached in Folder
10 - Unit A-7310 Windows– Attached in Folder
11- Unit B-7320 Windows– Attached in Folder
12 - Unit B-7324 Windows– Attached in Folder
13 - Unit B-7328 Windows– Attached in Folder
14 - Unit B-7330 Windows– Attached in Folder
15 - Unit C-7340 Windows– Attached in Folder
16 - Unit C-7344 Windows– Attached in Folder
17 - Unit C-7348 Windows– Attached in Folder
18 - Unit C-7350 Windows– Attached in Folder
19 - Unit D-7420 Windows– Attached in Folder
20 - Unit D-7424 Windows– Attached in Folder
21 - Unit D-7426 Windows– Attached in Folder
22 - Unit D-7430 Windows– Attached in Folder
23 - Unit E-7360 Windows– Attached in Folder
24 - Unit E-7364 Windows– Attached in Folder
25 - Unit E-7368 Windows– Attached in Folder
26 - Unit E-7370 Windows– Attached in Folder
27 - Unit F-7550 Windows– Attached in Folder
28 - Unit F-7570 Windows– Attached in Folder
29 - Unit F-7580 Windows– Attached in Folder
30 - Unit F-7590 Windows– Attached in Folder
31 - Unit G-7500 Windows– Attached in Folder
32 - Unit G-7520 Windows– Attached in Folder
33 - Unit G-7530 Windows– Attached in Folder
34 - Unit G-7560 Windows– Attached in Folder
35 - Unit H-7650 Windows– Attached in Folder
36 - Unit H-7660 Windows– Attached in Folder
37 - Unit H-7670 Windows– Attached in Folder
38 - Unit H-7680 Windows– Attached in Folder
39 - Unit J-7600 Windows– Attached in Folder
40 - Unit J-7610 Windows– Attached in Folder
41 - Unit J-7620 Windows– Attached in Folder
42 - K-Villa Windows– Attached in Folder
43 - Villa A Roof– Attached in Folder
44 - Villa B Roof– Attached in Folder
45 - Villa C Roof– Attached in Folder
46 - Villa D Roof– Attached in Folder
47 - Villa E Roof– Attached in Folder
48 - Villa F Roof– Attached in Folder
49 - Villa G Roof– Attached in Folder
50 - Villa H Roof– Attached in Folder
51 - Villa J Roof– Attached in Folder