



CONDOMINIUM ASSOCIATION, INC

General Notice 40- & 50-Year Certification Status

January 9, 2022

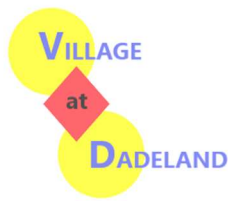
Ref: Miami Dade County updates and requirements for the buildings to remain open.

Dear Owners of Village at Dadeland,

The 40-year certification for the buildings and units began in the year 2010, the association passed a special assessment in 2018 for 3 years to continue the repairs required. The association was behind 8 years from all required repairs to keep the buildings open. This year 2022 begins the 50-year certification for the association, 12 years have passed, and many buildings are still not certified by an Engineer. In the past 3 years, the administration has been working extensively to keep the community safe and finish the required repairs for the 40-years. Now we begin a new chapter with pending 40-year repairs and new inspections will be conducted for the 50-year certification. Miami Dade County is working together with the administration to keep repairs moving forward to be finished, they also expect the 50-year reports to be provided. The association since 2007 has had many citations, fines, liens that have never been closed. Starting this year Miami Dade County is expecting all violations given to the association to be reviewed, inspected, repaired, corrected and fines to be paid, etc. Until all violations get corrected the association will remain under the mercy of Miami Dade County having full authority to close the buildings down. Right now, we need every owner of Village at Dadeland to understand how important it is to pass all inspections required and make the necessary repairs a priority so all buildings can be certified. Please read below all the requirements needed beginning with all Owners, Miami Dade County, Engineers, and tenants.

Village at Dadeland Requirements to Miami Dade County

1. The county has 28 buildings in the community that they have not closed out from the 40-year inspection.
2. The county requests that an engineer perform a 50-year inspection of all buildings in the community. The inspection will note any items incomplete from the 40-year inspection and any deterioration that may have occurred since the 40-year inspection was completed.
3. The county requests that a letter from an engineer stating that the buildings are safe to inhabit during the repair process be submitted as soon as possible.
4. The county requests the community submit 50-year inspection reports for every building.
5. The community will be responsible for pulling a permit and completing repairs of any deficiencies noted in the engineer's 50-year recertification report.
6. When repairs are completed for a building, the engineer will submit an updated inspection recertification report indicating that the building is safe. At that time the county will consider the building closed out for the 40-year and 50-year inspections.



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Owners Requirements to Village at Dadeland

1. Smoke detectors:

- a. 1 smoke detector inside each bedroom.
- b. 1 smoke detector in each corridor or hallway.
- c. 1 smoke detector in each common living space. If the dining room is separate from the living room, there must be a smoke detector in each room.

**Smoke Detector installed in Living Room
Must be 6 feet away from Kitchen**



2. GFCI Receptacles:

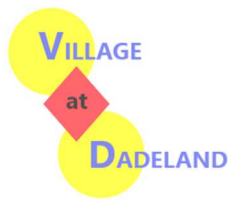
- a. Receptacles in **kitchens** must be GFI protected. Allowable options:
 1. All receptacles are CFI.
 2. Multiple receptacles may be chained from a single GFCI receptacle.
 3. The receptacles may be connected to a GFCI breaker in the panel.
- b. Receptacles in **bathrooms**.
 1. All receptacles in bathrooms must be GFI.
- c. Receptacles on **balconies or patios**.
 1. All receptacles must be GFCI and in a weatherproof enclosure.

Remove old Receptacles



Install new GFCI





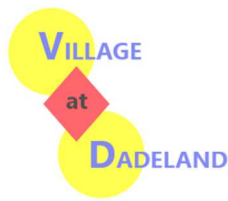
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3. Electrical Panels:

- a. Old fuse boxes and the following panels should be removed and install newly approved panels.
- b. Panels must be labeled correctly and inspected by a licensed electrician.
 1. Fuse box, Federal Pacific, Zinsco, and Sylvania.
 - a. The federal government has issued a caution about Federal Pacific, Zinsco, and Sylvania electric panels to homeowners, electricians, home inspectors. The issue, when a circuit breaker gets overloaded and overheats, the breaker is supposed to trip, shutting off to prevent a fire, but some of the breakers don't work properly. These panels were installed in hundreds of thousands of homes.

Correctly Label Panel





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4. Affidavit Letter:

- a. **Owners are responsible to provide a notarized letter** stating the requirements to pass inspection for the 50-year certification have been completed.
- b. Affidavit letter **must be provided before January 24, 2022**. All owners are responsible to make the changes required to pass the 50-year inspection.
- c. **All Owners not making the changes are negligent to all that may arise for failure to comply within an appropriate time. Association will also provide the owner with a violation notice and a fine of \$100.00 per day, max \$1,000.00. The association also has the right to make the necessary repairs at owners' expense to comply with Miami Dade County, 50-year inspection requirement.**
 1. Provide pictures of Panel Labeled.
 2. Provide pictures of Receptacles changed to GFCI.
 3. Provide pictures of Smoke Detectors installed.

On behalf of the Board of Directors,

Maycol E. Vindell

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Community Association Manager

Village at Dadeland Condominium

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