JEZERINAC
GROUP

April 12, 2024

Laurentians of Naples – West Tower
1285 Gulf Shore Blvd N
Naples, FL 34102

REFERENCE: Laurentians of Naples – West Tower
1285 Gulf Shore Blvd N, Naples, FL
Summary of Milestone Inspections

Jezerinac Group, PLLC (JG) has been retained by Laurentians of Naples Condominium Association to perform Milestone Inspections of the applicable existing buildings structures at 1285 Gulf Shore Blvd N, Naples, FL per section 553.899 of the 2023 Florida Statutes "*Mandatory Structural Inspections for Condominium and Cooperative Buildings*". Applicable structures subject to Milestone Inspections are those that are 3-stories in height or 50ft in height greater, which includes both of the residential tower buildings on this property.

This summary document is intended to communicate the material findings of this structural condition assessment and associated recommendations. Please refer to the JG Report "*MILESTONE INSPECTIONS - Phase 1*" dated March 25, 2024 for more detailed commentary.

JG's scope consisted of the following:
Phase 1 Milestone Inspection, consisting of a visual assessment of the structural elements, including load-bearing elements and the primary structural members and primary structural systems as those terms are defined in Florida Statutes. The purpose of this effort is to allow the assessment team to attest to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determine the general structural condition of the building as it affects the safety of such building.

JG's material findings and recommendations are summarized as follows:

- The subject building structures at the address listed above are in good condition.
- **There were no observed instances of Substantial Structural Deterioration, as defined by the Florida Building Code, and therefore a Phase 2 Milestone Inspection is not necessary**.
- **JG recommends this property be approved for certification by the authority having jurisdiction (AHJ).**
- There we no observed unsafe or dangerous conditions observed, nor is shoring necessary.
- Minor observations were made for proactive remedial repair, preventative maintenance, and/or items pertaining to the building envelope/protective systems.
- In JG's professional opinion, there are three projects for which the community should be planning:
    - Concrete repair and restoration to address localized distress observed at the building exterior surfaces within 5 years.
    - Repainting of the building within 5 years

Next Steps:

For Recertification:

- **Jezerinac Group recommends this property be approved by the authority having jurisdiction.**
- It is the responsibility of the Association to submit, distribute, and post this final summary document and make the Milestone Inspections report available to owners/occupants in accordance with Florida Statutes.
- A Structural Integrity Reserve Study (SIRS) is required to complete the requirements of the condominium safety program per Florida Statutes.

For Repairs

- There are no mandatory repairs as no Substantial Structural Deterioration was observed.
- For additional proactive repairs of minor observations
    - Structural items that require permitted construction shall include involvement from a licensed design professional to prepare contract documents with a project manual for permit, bid, and construction.
    - Maintenance items not requiring permitted work should be incorporated into the community's regular maintenance practices.

Continued Inspections – The next regularly required Milestone Inspection in 10-years, in 2034.

- Yearly – "Maintenance Condition Assessments" are recommended to be conducted by the community's maintenance and management team on a yearly basis to identify potential distress.
- Threshold – During the recommended repair & restoration, threshold inspections will be required
- Periodic – Provided that community continues to remain proactive with maintenance and attentive to signs of potential distress, with any such observations raised to an appropriately qualified professional to evaluate, **the next recommended full-building assessment would be at the next Milestone Inspection in 2034.**
- Targeted - More frequent inspections of specific systems (roofing, waterproofing, etc) may be appropriate based on the age and condition of such systems. Additionally, targeted inspection of building façade and balconies are prudent review on a regular basis in a coastal area. Based on our observations, at this time, JG does not believe that a formalized inspection program is required for these systems beyond those already part of community maintenance or warranty/manufacturer required inspections. However, if the above recommended yearly Maintenance Condition Assessment process results in observed distress prior to the next scheduled periodic assessment, JG recommends intermediate review on an as-needed basis.
- Additional and/or more frequent inspections may be required by the AHJ

Thank you for partnering with Jezerinac Group. Please don't hesitate to reach out with any questions.

Sincerely,

JEZERINAC GROUP, PLLC

Graham Brasic, P.E., S.E.
Senior Associate