Condominiums at Paradise Shores Long Term Maintenance Report
July 21, 2025
J. Scott Rasbach, Maintenance Director

Roofs:

Building 1

Wood truss construction, plywood sheating, Mansard roof, attachment : toenails. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no hurricane tie downs can be retrofitted. Wind mitigation available for insurance discount.
Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed. No rain gutters.

Building 2

Wood joist construction (2x8), plywood sheathing, Mansard roof, no attic access. Bulkhead around the perimeter with vents in the vertical wall. When the last roof was installed (2024) several electric lines were pierced by screws used to apply insulation boards as electric lines run close to the underside of the sheathing. In some cases lines ran over the top of a joist through a notch. Inaccessible, therefore no hurricane tie downs can be retrofitted. Wind mitigation available for insurance discount.
Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed. No rain gutters.

Building 3

Steel rebar joist system with gypsum deck (not light weight concrete), attachment: structural. Scheduled for replacement 2026. Rain gutters and downspouts to be upgraded. Does qualify for wind mitigation insurance discount.

Building 4

Wood truss construction, plywood sheating, Mansard roof, no attic access. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no hurricane tie downs can be retrofitted. Wind mitigation available for insurance discount.
Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed. No rain gutters.

Building 5

Steel rebar joist system with gypsum deck (not light weight concrete). Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed.
New 6 inch gutters and downspouts installed. Does qualify for wind mitigation insurance discount.

Building 6

Steel rebar joist system with gypsum deck (not light weight concrete). Scheduled for replacement 2025. Does qualify for wind mitigation insurance discount. Rain gutters to be upgraded.

Building 7

Steel rebar joist system with gypsum deck (not light weight concrete). Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed.
New 6 inch gutters and downspouts installed. Does qualify for wind mitigation insurance discount.

Building 8

Steel rebar joist system with gypsum deck (not light weight concrete). Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed.
New 6 inch gutters and downspouts installed. Does qualify for wind mitigation insurance discount.

Building 9

Steel rebar joist system with gypsum deck (not light weight concrete). Scheduled for replacement 2028. Does qualify for wind mitigation insurance discount. Rain gutters and downspouts will be upgraded.

Building 10

Wood truss construction, plywood sheating, Mansard roof, attachment: clips. No rain gutters. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no

hurricane tie downs can be retrofitted. Scheduled for replacement 2026. Wind mitigation available for insurance discount.

Building 11

Wood truss construction, plywood sheating, Mansard roof, attachment: clips. No rain gutters. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no hurricane tie downs can be retrofitted. Scheduled for replacement 2026. Wind mitigation available for insurance discount.

Building 12

Wood truss construction, plywood sheating, Mansard roof, attachment: clips. No rain gutters. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no hurricane tie downs can be retrofitted. Wind mitigation available for insurance discount. Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed.

Building 14

Wood truss construction, plywood sheating, Mansard roof, attachment: clips. No rain gutters. Bulkhead around the perimeter with vents in the vertical wall. Inaccessible, therefore no hurricane tie downs can be retrofitted. Wind mitigation available for insurance discount. Last updated 2024, full tear off to current code. Air conditioner stands installed. New roof hatch installed.

Vents in the bulkhead:

In the buildings with this configuration air vents are in the vertical wall surrounding the roof surface. During hurricane Helene and Milton wind driven rain was driven through these vents staining the ceilings of the Florida room below.

Roof Maintenance Contract:

Universal Two inspections per year. Inspection after a named storm.

Storm Sewers:

A portion of storm sewers are county owned. They run from the drainage ditch behind building 5 along 52nd avenue north along 81st Street N and through the street outside buildings 8 and 12

exiting under the fence to Carmalita's plaza. (See attached maps). These are the county's responsibility.

The remainder are Paradise Shore's responsibility. They need to be inspected and cleaned regularly. We are currently soliciting quotes for cleaning.

Building Sewers:

Cast iron piping. The cast iron pipe used within our buildings has a fifty year life expectancy. Ours are beyond their useful life. Using a cable sewer snake, as we do, is known to shatter the cast iron line.

We have had buildings 8 and 9 inspected. There are broken lines and lines which the bottom has rotted away. We have solicited quotes for lining the sewer lines. These quotes are in the $300,000 range.

A decision and plan of action must be developed.

Building Water Lines:

The copper water lines used in our buildings have a useful life of 15 to 50 years depending upon the type of copper used. Copper water lines are categorized into different types (K, L, M, and DWV) based on their wall thickness, with Type K being the thickest and Type M being the thinnest.

Some of our lines are type M, which has a life span of 15 years. Some lines are type L which has a 50 year life span. It may be that the thinner type M copper was used in making repairs in an effort to save money.

As our buildings are over fifty years of age, continued failure can be expected.

Plumbing issues are a significant amount of maintenance time and material. They require opening and closing the wall or ceiling to access the pipe, then make the repair. Then the wall or ceiling drywall must be replaced.

Our governing documents make the association responsible for any ancillary damage such as removing cabinets to access the plumbing.

The association should look into changing the governing documents.

A/C Condensate Lines:

Our governing documents make maintenance of these lines the associations responsibility. This is contrary to how the lines were dealt with in the past. We received an opinion from the Association's attorney which opined that the Association is responsible for condensate line maintenance as they serve two or more units. This means condensate lines are a common element.

We have developed a procedure to clean these lines on a regular basis.

Downspout Drains:

Buildings 3, 5, 6, 7, and 8 are currently being changed to 6" diameter pipes. This is necessary as the volume of water shed from the roof overwhelms the old system. The cost for material alone is $1,800 per building. This should be assessed to the roof replacement budget.

Fire Alarm System:

The system is old and the responder aspect has been disabled. It has been recommended that we remove all the responder equipment from the meter room as the Fire Department could insist that it be operational. The system has been "grandfathered" by the Fire Department as a local alarm only.

Parts, particularly the mother board, are hard to acquire. We have had two go out of service during the past year. The cost is between $2,000 and $1,000 per board.

When we have to replace the system it must meet current code. This includes a sensor inside the condominium. The cost will be substantial.

Pavement:

It is recommended that the surface be sealed every 5 to 6 years. We have not kept to that schedule. Based upon the wear in the street area I suggest we plan to seal the streets every 3 years and the entire street-carport area each 6th year. We did the entire area at the beginning of 2025. The cost for sealing the pavement was about $ 33,950

Paint, exterior:

- Buildings every 7 to 8 years.
- Walkway/Balcony floor stained and sealed every three years
- The breezeway is to be sealed every year.
- Trash room floors annually.

Rear Doors, first floor:

These are unprotected from weather and deteriorate quickly. We replace these doors about every 8 to 10 years. Since they swing outward a storm door cannot be attached. It should be considered changing the swing to the "traditional" interior swing. This would allow a storm door to protect the door. Also, an awning specification should be developed which would also provide protection from the elements.

The cost to replace a door-*in house*- is $885. This does not include the cost of painting the door which is $185. We expect to replace 20 doors this year.

Windows:

Replacement of widows has been the option of the unit owner. The replacement must be approved by the Specifications Committee and comply with our requirements and current building codes. Once installed they become the responsibility of the association.

We do <u>not</u> have a policy to require the replacement of windows in a unit after a certain age. Therefore since not all of a building's windows meet current building code for impact resistance that building is not eligible for an insurance credit. It also is possible that replacement windows done some time ago no longer qualify to the current code and insurance requirements.

During Hurricane Milton all but one damaged widow was of the old, original aluminum windows. And that damage was broken glass. The association is required to repair damaged windows by a peril covered by our insurance policy. The Milton storm damage did <u>not</u> exceed our deductible and was paid by the association.

As window damage is a significant liability to the association it is recommended the board develop a comprehensive plan to upgrade the windows which do not meet current building code standards. This action would also help to reduce our property insurance expenses.

Banisters and Railings:

We had all the banisters cleaned this year. This took one person approximately two months. These need to be cleaned at least once a year. During the cleaning process we found buildings and areas where the railings required painting.

The railings are either powder coated or anodized aluminum. Some are deteriorating and need to be painted. One estimate was $3,800 to manually paint the banister of one building.

Support Columns:

These need to be scraped, sanded, primed and painted once a year on a spot basis.
The base where the column enters the concrete, both on the second floor, and the first need close inspection and paint.

Buildings 1-2 and 4:

The lintels above the window and door openings have deteriorated. The brick facade has settled and cracked. These concrete brick buildings should have waterproofing applied on the same schedule as building painting. Unfortunately, they have been neglected.

We have had Beryl Engineering inspect these buildings and produce an assessment of required repairs. Currently we are soliciting bids for repairs. Their report is attached.

It is suggested we hire Beryl Engineering as project manager for the repair of these buildings.

Natural Gas Distribution:

System overview

- Master meter systems: In some condominiums, especially older ones, a master meter system may be in place. This means the association purchases gas from an outside source and then distributes it through a pipeline system to individual units.
- Separately metered units: In other cases, each unit may be separately metered, meaning the utility company directly meters and bills each unit owner for their gas consumption.

- Commonly owned facilities: Condominium associations often use gas in shared spaces for purposes like heating, hot water, or backup generator

Responsibilities

- Association's responsibility: The condominium association generally holds responsibility for the master meter system, its maintenance, safety compliance, and potentially the billing of gas usage to individual units.

Regulatory and safety considerations

- Federal regulations: Natural gas distribution systems, including master meter systems in condominium associations, are subject to federal safety regulations issued under the Natural Gas Pipeline Safety Act, according to the Pipeline and Hazardous Materials Safety Administration.
- Operator Qualification (OQ): The association (or its designated operator/contractor) must have an OQ program to ensure that individuals performing operations and maintenance tasks on the pipeline system are qualified and have the necessary knowledge and skills, notes the Pipeline and Hazardous Materials Safety Administration.
- Damage Prevention Program (DIMP): Master meter system operators also need a DIMP plan to identify, evaluate, and mitigate potential risks and threats to the system, explains Entech Engineering, Inc..
- Emergency procedures: The association must establish and follow written procedures to minimize the hazards resulting from natural gas pipeline emergencies, advises the Department of Transportation.
- Inspections and maintenance: Regular inspections, maintenance, and testing of the natural gas system are crucial for ensuring safety and preventing issues like leaks, says the Department of Transportation.

In a consultation with Largo Gas about this issue I learned that the supply pipes have a useful life of fifteen years. The diaphragms, which are serialized, are required to be replaced each fifteen years.

Retrofitting condominiums with aluminum wiring:

Approximately 60 percent of our condominiums are wired with aluminum wire. We have been told by our insurance broker that the existence of aluminum wiring makes those buildings ineligible for coverage by many underwriters, including Citizens. In a discussion with Marsh and McLennan, a national insurance broker interested in quoting Paradise Shores coverage, I asked how many markets do you have for buildings with aluminum wiring? The answer was none, except excess and surplus companies.

It has been suggested in the past discussions on this issue that perhaps AlumiConn connectors be used to upgrade the switch/outlet connections. Some insurers currently accept this retrofit, but not all. It is possible that future underwriting rules for these insurers will change and disallow the AlumiConn modification.

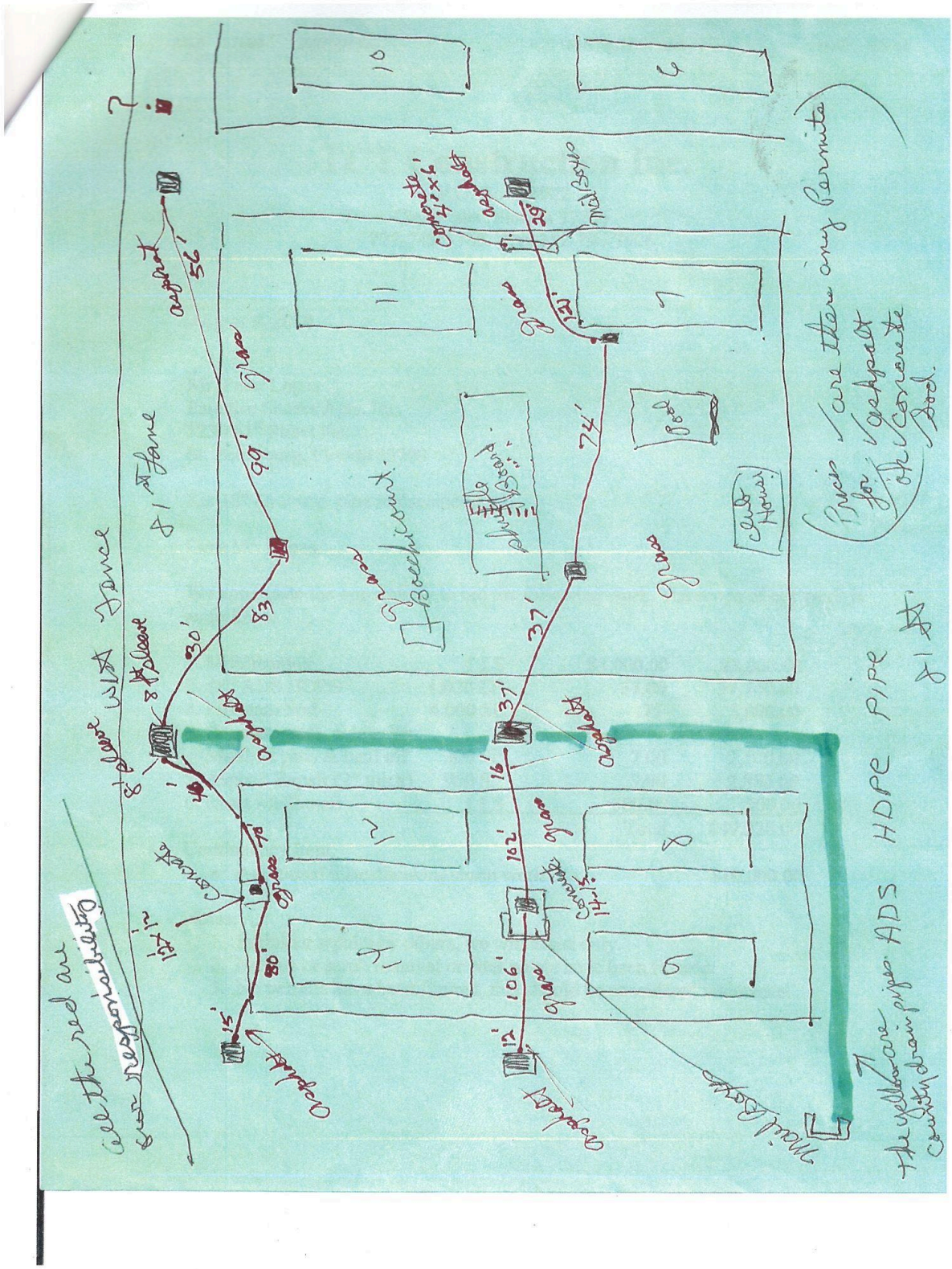
This issue has been before Paradise Shores for years. Our current three year period during which our "take out" carrier (Slide) is required to keep our policies provides the remaining two years to solve this problem.

Carports:

Carports are a reserve item. No repairs have been made on carports except for minor patching 3 years ago.

A plan must be developed for systematic replacement of carport roofs.

Maps of storm sewers:




COUNTY
Yellow = OURS
RED = COUNTY

Beryl Engineering Inspection Report
Buildings 1,2 and 4

RE: Your Inspection Report (5247 81st St N, Saint Petersburg, FL 33709)

As requested here is an electronic copy of the property inspection for '5247 81st St N, Saint Petersburg, FL 33709' completed on 06/23/2025 at 9:00AM. It has been a pleasure working with you and we hope you think of us for your future inspection needs.

To view your inspection click here to download and view the report online.

The inspection report is saved as a PDF file which **requires Adobe® Acrobat® Reader;** to view properly. If you do not have Adobe® Acrobat® Reader it can be **downloaded directly from Adobe®** by going to http://www.adobe.com/products/acrobat/readstep2.html

Should you have any further questions or need any clarification please feel free to call us at (813) 616-3301.

Thank you for using Beryl Engineering & Inspection.