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March 14, 2023

Tangerine Bay Club Association, Inc.
Attn: Mr. Michael Canacari (VIA EMAIL: michaelcanacari@mgmt.tv)
Copy to: Town of Longboat Key Building Official
330 Gulf of Mexico Dr.
Longboat Key, FL 34228

**RE: Tangerine Bay Club Condo. - Phase One Milestone Investigation Summary
Longboat Key (Sarasota County), Florida**

Dear Mr. Canacari,

As requested, Mark S. Densmore, P.E., S.I., DFE and Jesse W. Curtis, P.E., with Florida Structural Forensics, LLC (FLSF) performed a phase one milestone structural investigation at the subject property on March 9, 2023. The buildings were constructed in 1991 through 1994 and consist of ten, four-story (three over parking) buildings with a total of 90 condominium units.

SUMMARY - For phase one of the milestone structural inspection, the licensed structural engineer performed a visual (non-destructive) examination of habitable and nonhabitable areas of the building, including the major structural components of the building, in order to provide a qualitative assessment of the structural conditions of the building. If the licensed structural engineer finds no sign of substantial structural deterioration to any building components under visual examination, phase two of the inspection is not required.

Based upon my document review, visual examination and site investigation, education, experience, and engineering judgement, it is my professional opinion that:

1. No substantial structural deterioration was identified at each of the ten, four-story buildings numbered 340A, 340B, 350A, 350B, 350C, 360, 370A, 370B, 380A, and 380B during the time of my site investigation.
2. No unsafe or dangerous conditions were observed at each of the ten, four-story buildings numbered 340A, 340B, 350A, 350B, 350C, 360, 370A, 370B, 380A, and 380B during the time of my site investigation.
3. Recommendations for remedial or preventive repairs for any items that are damaged but are not substantial structural deterioration include, the repair to the sloped hip roofs caused by Hurricane Ian and continued maintenance to the exterior cladding of the buildings.
4. No structural items requiring further investigation were observed. A phase two inspection or destructive testing is not required at this time.



LIMITATIONS

This engineering report is intended for the use of **Tangerine Bay Club Association, Inc.** and their designated representatives, and the local authority having jurisdiction, and is not intended for any other purpose. FLSF assumes no liability for the misuse of this information by others. The observations, analysis, evaluation, conclusions and/or opinions expressed herein are based upon the data or information provided to FLSF, and/or obtained at the time of our site inspection, and the best information available at the time the report was issued. A structural condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation, and **Tangerine Bay Club Association, Inc.** assumes the risk for all conditions, which are concealed from view at the time of the site visit. In addition, the opinions are based upon the education, knowledge and experience of the registered professional engineer who signed and sealed this report and are based upon a reasonable degree of engineering certainty. FLSF reserves the right to amend or update the opinions and/or the recommendations to this report should conditions change or additional information becomes available.

Regards,

Florida Structural Forensics, LLC
Mark S. Densmore, P.E., S.I. DFE
Principal Partner
FBPE Registry Number 36238 and
Florida PE Number 54625

This report has been digitally signed and sealed by Mark S. Densmore, P.E., S.I., DFE on the date adjacent to the seal using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.