

KLOR Construction Update Quarter 3 - July 19th, 2016

Paving

The first lift of pavement has been installed for the entire project with the exception of the guardhouse entry. We are going to widen the entrance and install pavers for a more welcoming look to the community and a more functional entry for boats on trailers. Also the new plans for the entrance will address the queuing issues that existed with the entry as originally planned. The FDOT permit expired so we have applied for a new FDOT permit for the acceleration and deceleration lanes required. We have also applied for a permit to change the entry road and sidewalk elevations to accommodate the erroneous elevations of the guardhouse so that it will not have to be demolished. The existing site work plans did not meet code for accessibility requirements so new plans for ADA accessibility for the entry, guardhouse and office have also been submitted. There is an open permit for the perimeter concrete wall so we will revise the existing drawings to show the new perimeter wall locations required to accommodate the widening of the entrance. Once we have the permits approved we will commence with the work to remodel the entrance.

Drainage

Before paving could commence we had the project engineer inspect the drainage system for accuracy according to the plans. We established that the elevations of some of the catch basins were incorrect and needed to be elevated or lowered. The lime rock around those catch basins needed to be graded again. We hired our surveyor to install new blue tops along the coastal road and we graded the entire length again so as to establish the correct edge of pavement elevation necessary to provide owners with their projected overall height above edge of pavement. This corrected the existing problem of reduced ceiling heights available when building. This work was completed before the paving commenced.

Since the paving was completed, the damages to the sanitary sewer manholes have been repaired, painted and have passed the engineers lamping inspection. The lift station has passed the start up inspection. The engineer has prepared the approval package and has sent it to the Waste Water Board for their review. This is a milestone we have been trying to achieve for many months. We are now waiting for the following reviews to be approved so that our lift station can be opened and we can apply for TCO:

- 1). Waste Water Board Approval
- 2). Aqueduct Authority Approval
- 3). Department of Environmental Protection Approval

Water Supply

The water valve boxes have all been repaired and adjusted. The water meter boxes have all been located for each property and have been adjusted to grade. The aqueduct authority has conducted a pre inspection and they have indicated that we are ready for final inspection.

Site Electric

The site electric has received final approval and Cuputo Electric has been paid for their contract in full. We have discovered that there are several defects with

the electrical conduit laid by Fountain Engineering that will likely affect owners as they commence construction. Some of the conduit is laid outside of the 5' setback from the road. One owner found the conduit in the trench dug for his grade beams. Also, the conduits running from the transformers and the pull boxes to feed main electric services for each individual lots have been damaged or are full of rocks. We are currently putting together a protocol to deal with these issues efficiently so that there are no construction delays. We ask that everyone call 811 before they dig so that any utilities run outside of the setback are not damaged when digging. We also ask the each unit owner or contractor report any issue with the utilities directly to Blaine as soon as they are discovered.

Office

The original plans for the office did not include the required handicap ramp for access to the office. We have submitted plans for the completion of the handicap ramp and require railings have received the permit for this work and All Tropical Construction has completed the handicap ramp and will have to install the railings. Final electric, plumbing and HVAC inspections have been passed. We are just waiting for the railings to be installed to call final inspection and request CO.

SFWM Permit

The South Florida Water Management permit violation has been cured by extending the permit. There are several stipulations for this permit that must be complied with to be eligible for TCO. The stipulations for our property and the Grant of Conservation Easement Area (GOCEA) are as follows:

- 1). Install a silt fence around the perimeter of the property – this was completed but was subsequently damaged or removed by FL Paving. FL Paving has agreed to make the repairs to the silt fence but has not yet returned to do so.
- 2). Remove the fill off of Cuda Lane that encroaches into the GOCEA – This has been completed
- 3). Have an Environmental Engineer conduct a survey of the invasive plant species and tag those invasive species for removal – this survey was completed and the invasive species have been removed and disposed of
- 4). Have an Environmental Engineer create a planting schedule for the areas of the conservation area damaged by the fill – this has been completed and we have hired a landscaper to install the plantings at the end of July.
- 5). Install an 8' high fence around the GOCEA – We applied for a permit from Monroe County to install this fence but their code does not allow for this so SFWM amended this stipulation to allow for a 6' fence on the south side of the GOCEA only.
- 6). Install Habitat Preserve signs every 50 along the perimeter of the GOCEA- The signs have been ordered and will be installed the first week of August.
- 7). Have an Engineer conduct a zero time monitoring report. This will be submitted to SFWM when all of the above stipulations have been complied with.

Fence

We have received a permit to install a fence along the south side of the GOCEA as well as along the south property line of the community and around the lift station. This fence will be installed at the end of August.

Guardhouse

As previously stated, the guardhouse has an open permit and we have submitted a revision to the site work permit to remedy the elevation of the guardhouse in relation to the proposed elevation of the entry road. We have received comments back from Monroe County and we have addressed those comments and are waiting for further review.

Fuel Tank Compliance

The old and abandoned fuel tanks on the property were out of compliance for 2 consecutive years. We have update the insurance and registration of the fuel tanks and paid the fines. We have passed our inspection and we are now in compliance. We have applied for a permit to demolish the existing tanks and to install new tanks. This will be a part of the scope of work for the marina

Marina

We have completed the Architectural and Structural drawings for the Marina. We will be submitting the plans for initial review by Monroe County before the end of July. The mechanical, electrical and plumbing pages required for a complete submission are in process. These pages should be completed by the end of August.

Recreational Building

The design for the Recreational Building has been completed and we will be applying for a permit by the end of July.

Landscaping

The plans for the landscaping for site development were designed but not permitted. When we discovered this we took the opportunity to make some changes to the plans to make the landscape more modern and include more native palms. The plans are awaiting the engineers seal and signature and will then be submitted for plan review.

Irrigation

The irrigation plans for the site development were designed but never completed. When we discovered this we revised the plans to include an irrigation water meter and we have made several adjustments to accommodate the current landscape plans. The plans have been submitted for plan review and we have received comments from Monroe County and we are currently working on the corrections.

New Pool

The new pool plans are completed and we will be submitting them for plan review by the end of July.

Marina Building

The new Marina building plans are completed and we will be submitting them for plan review by the end of July.