

## An update on Key Largo Ocean Resort

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As your community Construction Project Manager I will be providing monthly updates. This update will consistently be in this same format, it will be emailed to you by Caribbean Property Management and will be posted on your community website: [www.KeyLargoOceanResort.com](http://www.KeyLargoOceanResort.com). Expect these reports around the 15<sup>TH</sup> each month.

Report date: \_04/15/19\_\_\_\_.

- I. A summary and overview of the ongoing construction
  - A. TCO – The TCO has been renewed and is good until May 20<sup>th</sup>, 2019. The TCO must be renewed on a monthly basis until we receive a CO. We have successfully extended the development agreement deadline for completion of the infrastructure project. Our request for extension was approved by the DRC, the Planning Commission and the Board of County Commissioners. We are currently working on increasing the building height from 35 feet to 38 feet.
  - B. CO – Below is a list of items that must be completed before CO is issued for site work.
    - 1). INSTALL SWALES  
The swales have been installed. FKEC has approved the revised swales. We are pending SFWM and MCBF approval of the swales. These inspections will be requested once the landscaping and grass has been installed in the swale areas.
    - 2). IRRIGATION  
This has commenced and the main loop has been completed and the irrigation meter has been installed. The RPZ has been installed. The meter has been unlocked. We have a portion of the buffer areas planted and they are being irrigated. The swales have been completed now so the irrigation contractor can commence work in the perimeter swale. The irrigation contractor has begun installation in the newly planted areas.
    - 3). LANDSCAPING  
We have commenced the landscape installation. We are working our way from the North side of the property to the South side of the property. 40% of the swale landscaping has been completed.
    - 4). ASPHALT  
The easternmost roads were damage or washed out completely in areas. The roads have been cleaned of debris. We have commenced the repair work and the second lift of asphalt beginning with the Northern roads and working our way to the south roads and finishing with the coastal roads. Sea Mariner; Sea anchor circle north, Seagull, Seahawk, Pelican, Sea Gulf North, and Sea Island roads have been completed. We anticipate that the remaining roads will be paved by the end of June, 2019 pending an issue with the permit for the rip rap.
    - 5). DECELERATION LANE  
The FDOT deceleration lane work has been completed. The FDOT permit is in the final stages of being closed out. All required inspections have been approved and all final documents have been submitted.

#### 6). RESIDENTS ENTRANCE

The entrance is open and operational. The camera system for the entrance has been installed.

#### 7). SIDEWALKS

We are soliciting additional bids for this work. Installing the sidewalks can commence once the second lift of asphalt is installed.

#### 8). PARKING LOT STRIPPING, CURBS AND SIGNAGE

We are soliciting additional bids for this work. This work will commence once the second lift of asphalt has been completed.

### II. Individual project items in details

A. Office – The office is open and operational. We will be cleaning up the landscaping and the handicap ramp.

B. Marina Slips and pier – The Marina is open.

C. Fuel for Marina – Fuel work is completed. Caribbean is working on getting a POS system to be able to sell fuel.

D. Clubhouse - The Recreational building shell is completed and the interior framing, rough plumbing and electric have been completed.

E. Tennis, Basketball and play area – We are currently reviewing the contracts for the Playground, Tennis and Basketball Courts. We will commence construction once the shell work for the Recreational Building and pool has been completed.

F. Guardhouse – The work for the guardhouse has been completed. The guardhouse has a CO.

G. Mailroom – We have installed the Mailboxes and the mailroom is operational. Contact Jorge Santos in the office to pick up your mailbox keys once you have received a CO on your house.

H. New Sign –The sign was blown away by the hurricane. We have replaced the sign.

#### I. CLEANING OF SANITARY AND STORM SEWER

We have commenced the cleaning of the sanitary sewer laterals and the repair of the broken laterals. We have completed the cleaning and the video of the system.

#### J. MANGROVE TRIMMING AND CLEANING

The SFWM permit for trimming the mangroves in the conservation area was approved on a limited trim area. The work to clean the basin and trim the mangroves has been completed. Our maintenance crew will continue to keep the basin clean of debris and the tide brings additional debris.

L. REPAIR OF THE RIP RAP

The rip rap has been installed. We are working on resolving an issue with finalizing the permit. We expect to have a determination from the building official by the end of May.

M. Electric Refunds – Refunds will be given upon receipt of CO

N. Water meters – The grant of utility easement that is the last requirement for the FKAA permit has been completed and recorded. FKAA has completed the installation of all of the water meters for the community. Permanent water service is available.

O. Internet and Cable – Opticaltel has completed installing the cables for the permanent system. Permanent service is available (internet and cable). See construction bulletin for more details. The Opticaltel system was severely damaged by the storm. Opticaltel has repaired the damage and our Internet is up and running but contractors are continuously damaging the lines, which is causing frequent outages of the Internet and cable services.

TO ALL OWNERS PLEASE READ MY CONSTRUCTION BULLETIN. THIS HAS INFO ON HOW TO CONNECT YOUR UTILITIES AND BEST UTILIZE YOUR SERVICES.

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