

June 14th 2023

Mr. Igor Solovyev
Longboat Harbour Owners Association, Inc.
4454 Gulf of Mexico
Longboat Key, FL 34228

Via Email: lbhmanager@outlook.com

RE: *Longboat Harbour Structural Evaluation*
4454 Gulf of Mexico Drive, Longboat Key, FL 34228
KE File # 23RS-0013
Professional Engineering Services – Milestone Inspection, Structural Integrity Reserve Study

Dear Mr. Solovyev and Members of the Board of Directors:

Karins Engineering (KE) has agreed to render professional engineering services in connection with a Milestone Inspection per F.S. 553.899 at **Longboat Harbour** (hereinafter called the “Project”), located at **4454 Gulf of Mexico Drive, Longboat Key, FL 34228**, for **Longboat Harbour Owners Association, Inc.** (hereinafter called the “Client”), on January 9, 2023. Per the signed Letter of Agreement by the Client dated January 11, 2023, KE completed a limited condition observation and evaluation of the current conditions and construction.

Longboat Harbour buildings are all 3 stories.
Longboat Harbour was built circa 1972.

The building’s structural elements *appear* to be built with Reinforced concrete floors slabs and beams, filled Concrete Masonry Units (CMU) columns and poured in place staircases. The roofing has a coating over the existing roofing membrane. The interior finishes appear to consist of conventionally built framing and drywall. The exterior-facing balconies and walkways connect to columns surrounding the exterior.

SUMMARY OF INSPECTION:

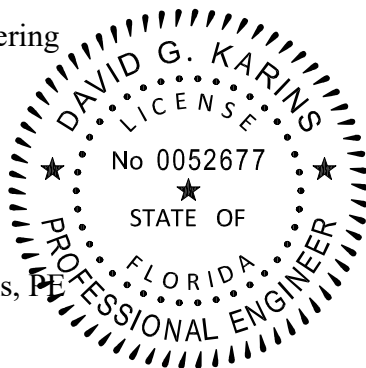
Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed any conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

Findings:

- Building A 4310 Falmouth Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building B 4320 Falmouth Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building C 4330 Falmouth Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building D 4340 Falmouth Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building E 4350 Chatham Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building F 4360 Chatham Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building G 4370 Chatham Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building H 4380 Exeter Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building I 4390 Exeter Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building J 4400 Exeter Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building K 4410 Exeter Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building L 4420 Exeter Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building M 4430 Exeter Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**
- Building N 4440 Exeter Drive – A (3) three-story residential building
 - Phase 1 Milestone **PASS**

We trust this information is helpful. Should questions arise, please do not hesitate to call.

Sincerely,
Karins Engineering



David G Karins, PE
FL #52677

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