Gulfstream Towers

GULFSTREAM TOWERS ASSOCIATION
33 SOUTH GULFSTREAM AVENUE

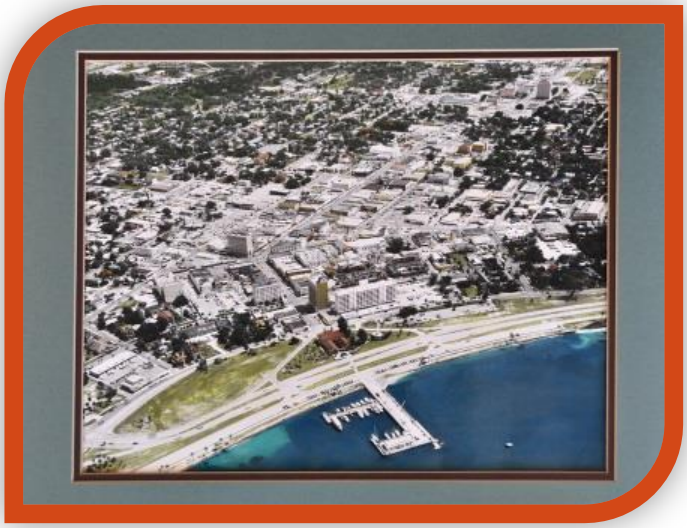
SARASOTA, FL 34236

BUILDING MANUAL

Executive Summary

Located in downtown Sarasota, the Gulfstream Towers Association is a premier, full service condominium. Situated in the trendy marina bay area and faces the beautiful Sarasota Bayfront with its glistening ripples and is within walking distance to most of the city's attractions.

Commute without polluting! Use the SCAT bus, walk, or bike to work, with dozens of restaurants. Reduce pollution and save on fuel costs. Gulfstream Towers is a "Walkers' Paradise" with access to the Ringling Bridge.



The Gulfstream Towers is a handsome 10-story 70-unit high-rise built in 1960 by the developer_____ _____ , engineer_____ __ and architect_____ _____. The second floor mezzanine, with a large expansive sun deck and pool, offers privacy and overlooks the marina.

The newly remodeled lobby, redone balcony hallways, and the bright, clean laundry rooms are a few more of the many features that make Gulfstream Towers such an amenable place to live. And everything works. No condominium in Sarasota is more smoothly and professionally managed.

CONTENTS

BATHROOMS

1. Lobby bathroom
2. Second floor men's room with shower
3. Second floor women's room with shower
4. Fitness center bath with shower

BIKE ROOM

- The owners have a designated room to store their bicycles
- Bike door lock is a lifetime guarantee Schlage storefront lock which automatically locks when closed

HANGING ~ NORTH WALL	OWNER	GROUND NORTH WALL	OWNER	GROUND SOUTH WALL	OWNER	HANGING ~SOUTH WALL	OWNER
Dark Gray / TREK Navigator 2.0	1008 - Goddard	Gray Black / EB Wheels Electric Scooter	701 - Williams				
Gray Blue / FUJI Cross Town 3.0 /	1008 - Goddard	Tan Blue / Schwinn Jaguar					
Black-Dark Blue / Pacific USA Conquest SE		Teal Electra Townie3	303 - Stegelmann				
Dark blue / Miele Cicli		Black Bronze / Shimano Specialized Crossroads	405 ???	Black / Uniregal Alpina Pro	907 - F. Cooke	Blue Sherwood Diamondback	503 - Kois
Gray Green / Morgul Bismark	304 - Thompson	Dark Blue TREK 7200 ZZMultitrack				Black Edge Cannondale	
Green Purple Magnal Glacier Point				Silver Electra Townie	506 - Dobbs	Bronze Schwinn Clear Creek	601 - Kanis
White Free Spirit Sears	304 - Thompson	Green Raleigh	703 - Kaufmann				
Black Pioneer Commuter		Blue FUJI Cross Town	407 - Baldi	Teal Purple Schwinn Alumum COMP		Red Supreme Schwinn	
Pink NEXT Slumber Party		Bronze FUJI Cross Town	407 - Baldi	Teal White / Schwinn Ranger 2.6 FS		White / Nishiki Stony Point	
White / Open Road	1005 - Slabaugh	Dark Green "Robin Hood"		Black Mongoose 735	604 - Milam	Blue Black / DBR Podium	
Green / Free Spirit Explorer	605 - Milam	Red Silver / FUJJI Regis	401 - Dickerson			Blue / Peugeot MacInn	302 - Sullivan
Silver Black / Iron Horse	804-A - Futchi	Blue / Royal Enfield		Red / Avid AD 3	1006 - Landers		

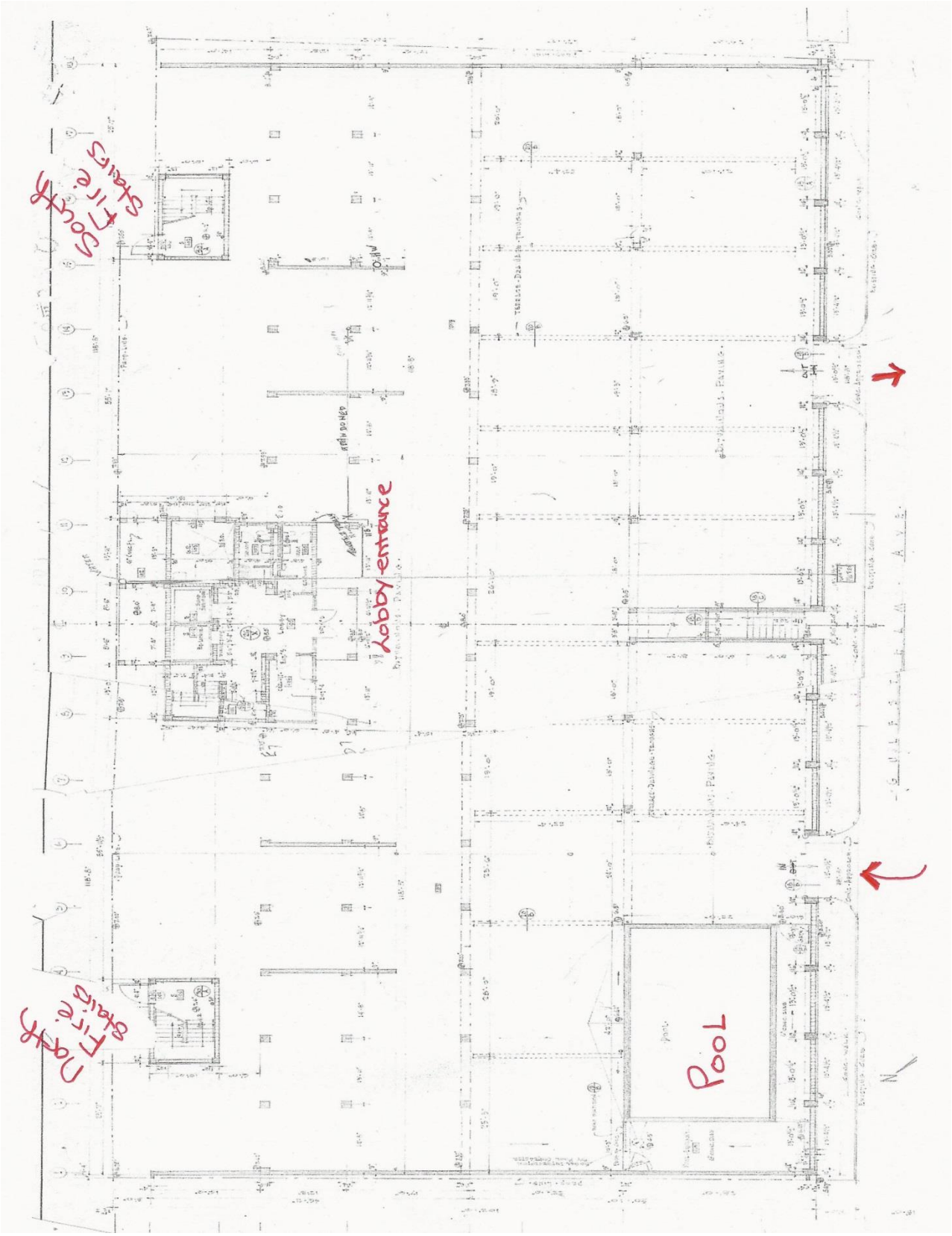
last updated on 3/18/2013

BLUEPRINTS OF BUILDING

All blueprints of the building have been digitally done on pdf files. The following are available:

Air conditioning data equipment	Meter Rooms
Air Condition and Trash Chutes Detail	Ninth floor
Beam Schedule S 2	Northeast Elevation
Closet Garbage Chute Details	Parking plan, first floor
Concrete Column Schedule S 8	Planter Details
Door installation diagram	Plumbing and Air Condition
Door Schedule	Pool Plan , second floor
Doors, entrance	Roof Plan, electrical
East Side of building doors windows	Roof Plan, 1 S 6
Eighth floor	Roof Plan Mechanical
Electrical Second Floor	Second floor 2 S 3
Elevation E to F	Second Floor Lobby
Elevation Northwest and Southwest	Second Floor
Feeder Riser Diagram	Shelving Detail Elevator Women's Room
Fifth floor	Sixth floor
Fire Sprinkler Ground Floor Plan	Soil profile
Fireplace and Brass GT Details Deco	South West elevation
First Floor Lobby	Stairway and Hatchway Ladders
First Floor	Symbols and Abbreviation Description
Ground Floor Plan	Tenth Floor partial
Horizontal Reinforcement S 7	Terrace Drainage System
Kitchen Breakfast Bar Details	Third floor plan 1 S 4
Mechanical Second Floor	Typical Mechanical
Metal Louver and Rails Detail	Typical Sanitary Isometrics
Metal Mesh Details	Wood Louvers

BUILDING LAYOUT



COMCAST BUSINESS | Internet, Phone and TV for Business

COMCAST CABLE CABLE TELEVISION

- Comcast cable: 5-year contract signed 11/2012

$26.95 x 71 units = $1,913.45	$1,913.45 x 12 months = $22,961.40	Plus annual tax of $170.00
$22,961.40 plus $170.00 = 23,131.40		
Renewed for five years as of 12/1/2012 at a rate of $26.95 per unit. There will be a 4% increase every year from 2013-2017		
2014: $23,131.40 x 4% = $ 925.25 = $24,056.65		
2015: $24,056.65 x 4% = $ 962.26 = $25,018.91		
2016: $25,018.91 x 4% = $1,000.75 = $26.019.66		
2017: $26,019.66 x 4% = $1,040.78 = $27,060.44		

- Television DTA boxes: (black boxes)
    i. Social room: Serial # PAFR04575910
    ii. Fitness room: Serial #PAFR04573901

BASIC CABLE CHANNELS

Digital Starter Service Channel Lineup – (Requires Digital Starter Receiver)

2	WXPX ION	34	USA
3	WEDU PBS	35	BET
4	WMOR IND	36	LIFETIME
5	Hallmark Channel	37	FOOD NETWORK
6	SNN 6	38	SUN SPORTS
7	WWSB ABC	39	CNBC
8	WFLA NBC	40	DISCOVERY
9	WTOG CW	41	HGTV
10	WTSP CBS	44	ANIMAL PLANET
11	WTTA MY	45	TLC
12	QVC	46	E!
13	WTVT FOX	47	CMT
15	WVEA UNIVISION	48	SPEED
16	WGN	49	GOLF CHANNEL

17	WFTS ABC	50	VH1
18	C-SPAN	51	FX
19	MANATEE EDUCATIONAL TV (Manatee)	55	ABC FAMILY
19	LOCAL GOVERNMENT (SARASOTA)	56	AMC
20	MANATEE GOVERNMENT (MANATEE)	57	SPIKE TV
20	LOCAL EDUCATION (SARASOTA)	58	DISCOVERY HEALTH
21	LOCAL ORIGINATION	59	TBS
22	WCLF IND	61	TNT
23	WFTT TELEFUTURA	62	TV LAND
24	HSN	63	truTV (FORMERLY COURT TV)
25	NICKLELODEON	64	FOX NEWS
26	A&E	65	TCM
27	HEADLINE NEWS	66	COMEDY CENTRAL
28	CSSE (COMCAST SPORTS SOUTHEAST)	67	SCI FI CHANNEL
29	ESPN	68	BRAVO
30	ESPN2	69	TRAVEL CHANNEL
31	THE WEATHER CHANNEL	71	VERSUS
32	CNN	72	FSN FLORIDA
33	MTV	95	TVGN (TV Guide Network)

Channel lineup subject to change

Digital Starter Channel Lineup (Requires Digital Receiver)

1/199	On Demand	189	LOCAL ORIGINATION
54/188	JEWELRY TV	201	WEDU VME
80/124	CARTOON NETWORK	202	WEDU FLORIDA CHANNEL
81/126	THE HISTORY CHANNEL	203	WEDU PLUS
82/118	STYLE NETWORK	204	WUSF PBS
83/185	MSNBC	205	WUSF KIDS
104	C-SPAN2	206	WUSF CREATE
105	C-SPAN 3	207	WUSF FLORIDA KNOWLEDGE
111	INVESTIGATION DISCOVERY	212	WTSP WEATHER
115	BIOGRAPHY	216	WFLA RETRO
116	HISTORY INTERNATIONAL	228	WMOR ESTRELLA
119	LIFETIME MOVIE NETWORK	229	WMOR THIS TV
128	PBS –KIDS SPROUT	248	DAYSTAR
149	MOVIE PLEX	251	BLOOMBERG TV
162	G4	266	LEASED ACCESS
179	GAMESHOW	719	HALLMARK MOVIE CHANNEL

Digital Starter Music Channels Lineup (Requires Digital Receiver)

801	HIT LIST	824	SOLID GOLD OLDIES
802	HIPHOP AND R&B	825	PARTY FAVORITES
803	MC MIX TAPE	826	STAGE & SCREEN
804	DANCE/ELECTRONICA	827	KIDZ ONLY
805	RAP	828	TODDLER TUNES
806	HIPHOP CLASSICS	829	TODAY'S COUNTRY
807	THROWBACK JAMZ	830	TRUE COUNTRY
808	R&B CLASSICS	831	CLASSIC COUNTRY
809	R&B SOUL	832	CONTEMPORARY CHRISTIAN
810	GOSPEL	833	SOUNDS OF THE SEASON
811	REGGAE	834	SOUNDSCAPES
812	CLASSIC ROCK	835	SMOOTH JAZZ
813	RETRO ROCK	836	JAZZ
814	ROCK	837	BLUES
815	METAL	838	SINGERS AND SWING
816	ALTERNATIVE	839	EASY LISTENING
817	CLASSIC ALTERNATIVE	840	CLASSICAL MASTERPIECES
818	ADULT ALTERNATIVE	841	LIGHT CLASSICAL
819	SOFT ROCK	842	MUSICA URBANA
820	POP HITS	843	POP LATINO
821	90s	844	TROPICALES
822	80s	845	MEXICANA
823	70s	846	ROMANCES

Channel lineup subject to change

COMCAST INTERNET

Wireless Setup

Gulfstream Towers has installed **Wireless Networking Equipment** to extend access to the Gulfstream Office Internet to our units throughout the building. The wireless signal is available only from the West side of the building and comes from three antennas mounted on the 2nd floor deck. This benefit is for Owners and Guests only and for this reason, we have added Network SURVIELLANCE to limit access.

In order to use Gulfstream Towers Wireless find the **"GSTR01"** network, using your wireless radio in your Laptop of Desktop. After your Wireless Utility finds our Network, use the following entries to successfully connect. The Wireless will not work with older "B" type radios. If you have a "B" radio, you will have to get a new Wireless device for your computer.

- **Network Name (SSID)**: **GSTR01**

This is the name of the network you should see when you do a site survey with your wireless networking utility. Click on the Name to start a connection to the Gulfstream wireless network.

- **Security Type:** **WPA Personal**
- **Encryption Type:** **TKIP**

This is the SECURITY method used by Gulfstream Towers. If your wireless Setup Utility asks for this, select these values.

- **Network SECURITY Key:** **ucp8e6qnoou1golf**

WiFi

1. WiFi designated outlet on second floor under flag pole
2. Three antennas on the west side of the second floor deck
3. IP speed: Download speed 23256 Kbps ~ Upload speed 645 Kbps
4. Modem data: Comcast Model: SMCD3G-CCR P/N: 1502300001N0
5. Router data: Netgear security pin: 55493017 serial: 2V112172054E6
   Purchased in December 2012

NOTE: in order to reboot the system, follow these instructions:

1. Disconnect the BLACK wire from behind this modem.
2. Disconnect the BLACK wire from the router
3. Wait THREE minutes; reconnect the modem wire.
4. Wait ANOTHER THREE minutes; reconnect the router

CORPORATION

2013 FLORIDA NON PROFIT CORPORATION ANNUAL REPORT

FILED
Feb 06, 2013
Secretary of State

DOCUMENT# 708155

Entity Name: GULFSTREAM TOWERS ASSOCIATION, INC., A CONDOMINIUM

Current Principal Place of Business:

33 S. GULFSTREAM AVENUE
SARASOTA, FL 34236

Current Mailing Address:

33 S. GULFSTREAM AVENUE
SARASOTA, FL 34236 US

FEI Number: 59-1100982

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BYRAM, JENNIE L
GULFSTREAM TOWERS ASSOCIATION, INC.
33 S. GULFSTREAM AVENUE
SARASOTA, FL 34236 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Officer/Director Detail Detail :

Title	PRESIDENT
Name	WHITCOMB, SUSAN
Address	33 S. GULFSTREAM AVENUE
City-State-Zip:	SARASOTA FL 34236

Title	VP
Name	BALDI, PETER
Address	33 S. GULFSTREAM AVENUE
City-State-Zip:	SARASOTA FL 34236

Title	TREASURER
Name	WILLIAMS, MARIE
Address	33 S. GULFSTREAM AVENUE
City-State-Zip:	SARASOTA FL 34236

Title	SECRETARY
Name	KANIS, KAREN
Address	33 S. GULFSTREAM AVENUE
City-State-Zip:	SARASOTA FL 34236

Title	DIRECTOR
Name	BERGEN, BRUCE
Address	33 S. GULFSTREAM AVENUE
City-State-Zip:	SARASOTA FL 34236

Title	DIRECTOR
Name	STEGELMANN, WULF
Address	33 S. GULFSTREAM AVENUE
City-State-Zip:	SARASOTA FL 34236

Title	DIRECTOR
Name	LANDERS, STEPHEN
Address	33 S. GULFSTREAM AVENUE
City-State-Zip:	SARASOTA FL

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KAREN KANIS SECRETARY 02/06/2013

Electronic Signature of Signing Officer/Director Detail — Date

DOORS

LOBBY SLIDING GLASS DOOR

a. Lobby sliding glass hurricane impact doors were installed February 2012 by PortAlp and the vendor was Absolute Windows
b. Rubecham or Aluminum Lubricant is used for lubricating the hinges

COMMON AREA DOORS

Second floor deck

a. Social Room new window/door installed by Absolute Windows November 2012.
b. Kitchen door November 2012
c. South storage door replaced November 2012
d. Wood storage room door replaced November 2012

FIRE EXIT DOORS (FIRST FLOOR Stairways)

a. Two Fire Exit doors on first floor: Alarm Locks ~ use key, turn once and then turn again to release; make sure to **push the release handle while turning the second click** (if you don't do this and push the release handle before the second click, the ALARM goes off and you will have company)
b. Change the 9 volt batteries every Fourth of July.

Arming modes for SECURITY door alarms and locks

Always armed mode – when key is turned counter clockwise to the disarm position, the key cannot be removed. To remove key, turn back to arm mode, thus keeping unit armed always.

Max-Flex Terminals, allowing for any or all of the following:

- Continuous power with the addition of an external power supply
- Multiple door monitoring permitted with built-in external reed switches
- SECURITY Door Lock and Alarm Status Indicator – The LED will indicate RED when armed.
- Entry Delay Time Options – include 15 seconds, 1 minute 15 seconds & 3 minutes 15 seconds
- Sleek model design key-activated door alarm for use on standard size and narrow stile doors
- Unauthorized use of door causes alarm to sound and activates LED indicator
- Options include continuous alarm, minute shutdown with auto reset and exit/entry delay
- Uses standard mortise cylinder
- Tamper switch supervised

- For exterior key control, optional RIM cylinder may be used
- Metallic silver finish

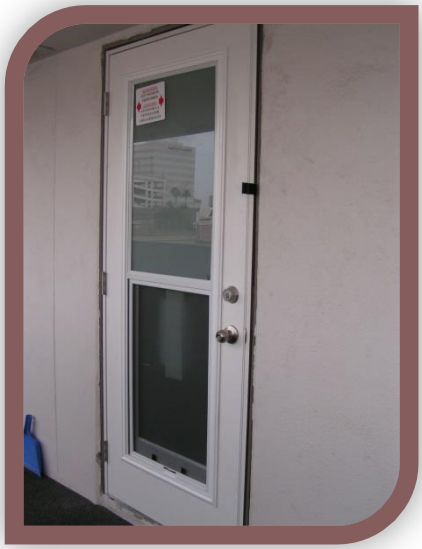
Model CEM Mortise cylinder

Mortise cylinder used with the Pilfergard models PG21/E to arm and disarm the alarm circuit. Includes two keys (KA or KD)

UNIT DOORS

Hurricane impact unit door specifications:

1. The door shall be Miami Dade Hurricane Impact compliant.
2. The specifications are to be Windsert "The Ventilation Combination" by DLP Industries and is a Plastpro door using Plastpo polyfiber door frames and door components.
3. Hurricane impact specifies the door to be an out swing door and must be permitted from the City of Sarasota.
4. The exterior shall be painted by the Association.
5. All hardware shall be of brushed nickel, including the knockers.
6. Number of the unit shall be original number painted black and placed on the top center of the door.



CLOSURES and KNOBS / HANDLES

- The closures were initially Corbin _____. Were replaced with _____ in 2013.
- Handles are brushed nickel Schlage, bought at Home Depot in November 2012, and are lifetime guaranteed

ELECTRICAL METERS

a. **MAIN METER** 6U29501:
Our rates are as follows:

Fuel	Actual cost of the fuel used to produce and deliver electricity.	$0.041530 per kWh
Non-fuel	Includes all costs of producing and delivering electricity ~ except fuel.	$0.015050 per kWh
Demand	Cost to provide the maximum power used during the billing period.	$9.72 per kW

b. **FIRE PUMP** (and Elevators) Meter 5L00380

Fuel	Actual cost of the fuel used to produce and deliver electricity.	$0.041530 per kWh
Non-fuel	Includes all costs of producing and delivering electricity ~ except fuel.	$0.055810 per kWh

c. **POOL** Meter AED3870 as of 12/1/2012

Fuel	Actual cost of the fuel used to produce and deliver electricity.	$0.036880 per kWh
Non-fuel	Includes all costs of producing and delivering electricity ~ except fuel.	$0.056620 per kWh

- Electric **'DISCONNECTS'**; there are a total of 4 disconnects on this property which have all been clearly marked for emergencies;
  - 1) Third floor
  - 2) Third floor
  - 3) Third floor
  - 4) located in the north alley

ELECTRICAL ROOMS

- Third floor has the generator hook-up
- Third to tenth floors also houses the air condensers for the 04, 05, 06 and 07 in the electrical rooms
- Third to tenth floors have the FPL meters and the AMP for the air conditioners for each unit.
- Second floor has two circuit breaker boxes which are for the following circuits:

NORTH CIRCUIT PANEL			
1	Water Pump Motor #1	**2**	Water Pump Motor #2
3	Lobby Air Conditioner	**4**	Dryer Laundry 6th Floor
5	Lobby Air Conditioner	**6**	Dryer Laundry 5th Floor
7	Pool Pump in Equip Rm	**8**	Dryer Laundry 4th floor
9	Light Equp Rm 3rd floor	**10**	Dryer Laundry 3rd floor
11	Light Equp Rm 4th floor	**12**	Water Heater 2nd floor
13	Light Eqip Rm 5th floor	**14**	Air Cond Garbage Room
15	Cir Pump 2nd floor	**16**	Enterphone
17	Enterphone & Front entrance door lock	**18**	Chandelier 2nd fl / Equip lights 6th floor

WEST CIRCUIT PANEL			
1	Garage & Patio Timers	2	Garage & Patio Timers
3	Garage & Patio Timers	4	Garage & Patio Timers
5	Garage & Patio Timers	6	Garage & Patio Timers
7	Garage & Patio Timers	8	Garage & Patio Timers
9	Pool Equipment; All lights & recept, fire pump	10	
11	Lights north storage and hall	12	Lobby restroom, trash room, office lights, office rear wall rect. 2nd floor recpt, On post by stairs ;light for fire panel
13	Lights middle lobby & mailboxes	14	Recpt left of flag pole
15	Lights pool entrance; terrace flood	16	Pool Light
17	Flood lights middle of patier lights over door	18	Shuffle board lights, recpt at pool
19	Light s& recpt South storage & Exercise room	20	201 A/C fan, heater
21	Fitness Center lights kitchen, back bedroom	22	Fitness Center lights, recpt, office storage room
23	BLANK	24	Fitness Center, conference room and library
25	Fitness Center	26	Lounge north and south walls
27	Lights, lounge over north mirror	28	Lights, lounge over wall by library
29	Receptacle, front posts near windows	30	Lights, lounge, south middle
31	Lights shower room; shower rooms & Kitchen	32	Lights & recept between shower rooms & kithcen including small storage area
33	Lights shower room hall	34	A/C Fitness Center ??
35	Washers 3 & 4th floor	36	A/C Fitness Center ??
37	Washers 5 & 6 floor	38	Stove (Fitness Center)
39	Ceiling light ladies shower	40	Fitness Center Water Heater
41	A/C fitness center compressor	42	Water Heater, Ladies shower room
43	Lobby Lights		

CIRCUIT BREAKER BOXES LOCATION:

- Tenth floor circuit breaker box {Roof Exhaust Fans Panel “A” and Roof Outlet Box }
- Kitchen Panel Box #3
- Janitors room {Panel “West” and Panel “North”}

Siemens B370 70-Amp Three (3) Pole 240-Volt 10KAIC Bolt in Breaker

B370 Siemens 3 Pole breakers are specifically designed for industry that require constant demand for full power to equipment. These bolt-on breaker minimize arching which causes damage to the power bus. Bolt-on breaker are more expensive than their counter part the plug-in residential style. Breaker are also switch duty rated and rated for use with air conditioning, heating and lighting.

B370 Type BL Breaker by SIEMENS

B370 3 Pole Bolt-on type BL circuit breaker for Panelboard commercial light industrial use. 3 Pole Bolt on breakers can sustain heavy load demands and are specified for commercial and light industrial use. Load centers us plug-on breakers and panelboards use bolt-on type circuit breakers.

- Sku # : B370
- Manufacturer : SIEMENS
- Mfg. Part # : B370
- Availability : Usually Ships in 24 Hours

Buy online or call 855-287-4177

Contacts & Phone Numbers by Department

Sales Team

Normal Business Hours: 7:00AM - 8:00PM EST (4:00AM - 5:00PM ET), M-F

Email: sales@relectric.com

Regular Phone Options:

- Toll Free: 855-287-4177 x1
- International (Non-US): (408) 467-2222 x1

Emergency Phone Options (After Hours, 24/7):

- Immediate Emergency Sales Assistance: 855-287-4177
- General Delivery Mail Box (non-emergencies): 855-287-4177 x0

ELEVATION CERTIFICATE

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expires March 31, 2012

SECTION A - PROPERTY INFORMATION

For Insurance Company Use:
Policy Number
Company NAIC Number

A1. Building Owner's Name **Gulfstream Towers**

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
33 S. Gulfstream Ave

City Sarasota State FL ZIP Code 34236

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Property ID 2027-05-1002

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential
A5. Latitude/Longitude: Lat. 27°20'03" N. Long. 82°32'37" W. Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
A7. Building Diagram Number 6
A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s) 2,181 sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 14
c) Total net area of flood openings in A8.b 3,572 sq in
d) Engineered flood openings? ☒ Yes ☐ No

A9. For a building with an attached garage:
a) Square footage of attached garage N/A sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A9.b N/A sq in
d) Engineered flood openings? ☐ Yes ☐ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
City of Sarasota 125150	Sarasota	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
125150 0009	B	09/26/96	02/15/84	A13	12

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) ____
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) ____
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date ____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized CITY OF SARASOTA B.M. F-8 Vertical Datum NGVD 1929
Conversion/Comments ____

			Check the measurement used.	
a)	Top of bottom floor (including basement, crawlspace, or enclosure floor)	8.3	☒ feet	☐ meters (Puerto Rico only)
b)	Top of the next higher floor	17.1	☒ feet	☐ meters (Puerto Rico only)
c)	Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet	☐ meters (Puerto Rico only)
d)	Attached garage (top of slab)	6.5	☒ feet	☐ meters (Puerto Rico only)
e)	Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	27 ±	☒ feet	☐ meters (Puerto Rico only)
f)	Lowest adjacent (finished) grade next to building (LAG)	5.4	☒ feet	☐ meters (Puerto Rico only)
g)	Highest adjacent (finished) grade next to building (HAG)	7.8	☒ feet	☐ meters (Puerto Rico only)
h)	Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☒ feet	☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*
☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name Robert G. Bruce License Number 4519
Title Owner Company Name Red Stake Surveyors, Inc.
Address 7123 Proctor Road City Sarasota Sarasota State FL ZIP Code 34241
Signature Robert G Bruce Date 11/15/2011 Telephone (941) 923 - 9997

Robert G Bruce 11/15/2011

FEMA Form 81-31, Mar 09 See reverse side for continuation. Replaces all previous editions

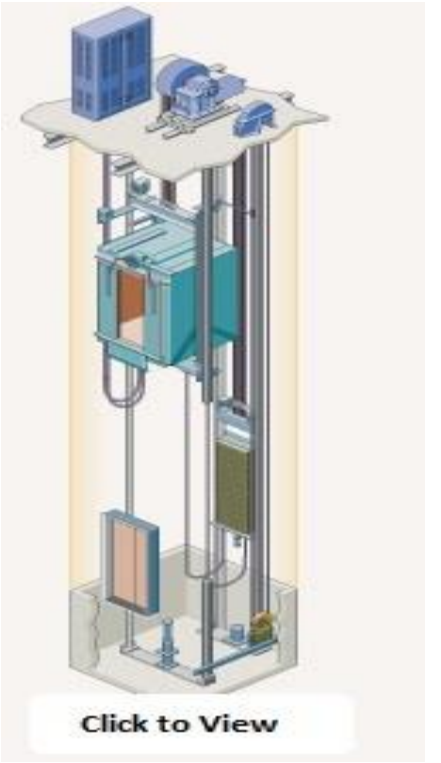
ELEVATOR

10-story traction elevators. The Bureau of Elevator Safety provides operational information. Lee Rigby authors the specifications.

Past data:

11/13/2009	General Elevator: Base Bid: $211,200 Digital Position Indicators: $5,265 Hoistway Doors in SS: $23,480 Machine Room Venting $5,000 Palm Cab: SS Door Jambs $17,604 New Cab Interiors $20,000 Raise 1 Cab Roof 12 inches $4,000 Electrical: Owens Electrical $5,000 Machine Room Air Conditioner: $5,000 Machine Room Steel Door: $1,000 Consultant Mierzwa and Associates $9,550.00.
Special Assessment 20010	Elevator modernization: $328,400.00 Fire Panel : $61,600.00 Bad Debt: $28,130.90 TOTAL: $418,130.90

TYPE OF ELEVATOR



Geared Traction Elevators

As the name implies, the electric motor in this design drives a gear-type reduction unit, which turns the hoisting sheave. While slower than a typical gearless elevator, the gear reduction offers the advantage of requiring a less powerful motor to turn the sheave.

These elevators typically operate at speeds from 350 to 500 feet per minute (1.7 to 2.5 meters per second) and carry loads of up to 30,000 pounds (13,600 kgs). An electrically controlled brake between the motor and the reduction unit stops the elevator, holding the car at the desired floor level.

As the name suggests, this system uses electric motor that drives using a gear type reduction unit, which helps the hoisting sheave to turn. These are much slower compared to the gearless traction elevators.

Geared Traction Elevators have travel speeds of about 350-500 ft per min. There is an electronically controlled brake in place that helps to hold the elevator cab at the required floor (Elevator #1 on the first floor and Elevator #2 on the Fifth floor).

Description

This design utilizes a geared machine, ropes, and counterweights instead of hydraulic equipment. The main guide rails are mounted on each side of the car and an additional pair of counterweight rails is located on one side or at the rear.

The geared machine, along with the related drive equipment, is generally located above the hoistway in a penthouse machine room. In some limited situations, it can be located next to the hoistway at a lower landing. This latter arrangement is referred to as a basement traction.

Traction Machine

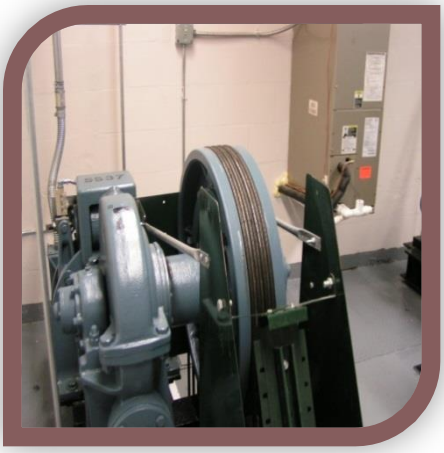
The traction elevator system is the most popular grace to its flexibility.

The traction machine is a geared machine. Geared traction machines are driven by **AC** electric motors. Geared machines use worm gears to control mechanical movement of elevator cars by "rolling" steel hoist ropes over a drive sheave which is attached to a gearbox driven by a high speed motor. These machines are generally the best option for basement or overhead traction use for speeds up to **500 ft/min (2.5 m/s).**

The geared machine is composed of 2 parts: the gear box and the electric motor.

The machinery location is in a separate room on the roof.

Grace to the progress in motion control technology (Variable Voltage Variable Frequency), the starts and the stops of the lift cabin shall be smoothened by a Frequency Inverter which also saves the machine energy consumption.



The Cable System

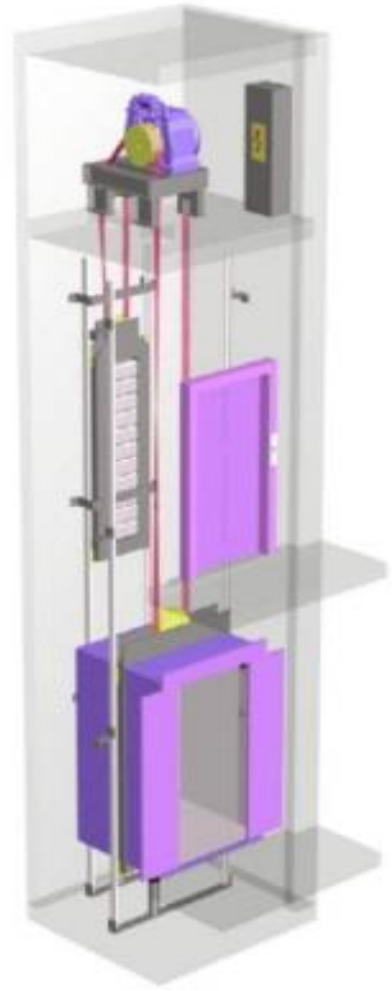
The most popular elevator design is the **roped elevator**. In roped elevators, the car is raised and lowered by traction steel ropes rather than pushed from below.

The ropes are attached to the elevator car, and looped around a **sheave**. A sheave is just a pulley with grooves around the circumference. The sheave grips the hoist ropes, so when you rotate the sheave, the ropes move too.

The sheave is connected to an electric motor. When the motor turns one way, the sheave raises the elevator; when the motor turns the other way, the sheave lowers the elevator. In **geared** elevators, the motor turns a gear train that rotates the sheave. Typically, the sheave, the motor and the **control system** are all housed in a **machine room** on the roof.

The ropes that lift the car are also connected to a **counterweight**, which hangs on the other side of the sheave. The counterweight weighs about the same as the car filled to 40-percent capacity. In other words, when the car is 40 percent full (an average amount), the counterweight and the car are perfectly balanced.

The purpose of this balance is to conserve energy. With equal loads on each side of the sheave, it only takes a little bit of force to tip the balance one way or the other. Basically, the motor only has to overcome friction -- the weight on the other side does most of the work. To put it another way, the balance maintains a near constant **potential energy** level in the system as a whole. Using up the potential energy in the elevator car (letting it descend to the ground) builds up the potential energy in the weight (the weight rises to the top of the shaft). The same thing happens in reverse when the elevator goes up. The system is just like a **see-saw** that has an equally heavy kid on each end.



Both the elevator car and the counterweight ride on guide rails along the sides of the elevator shaft. The rails keep the car and counterweight from swaying back and forth, and they also work with the safety system to stop the car in an emergency.

Roped elevators are much more versatile than hydraulic elevators, as well as more efficient. Typically, they also have more safety systems.

ELEVATOR PIT (4'10" deep)

That portion of an elevator shaft or hoistway extending below the level of the bottom landing saddle to provide for bottom overtravel and clearance, and for elevator parts that require space below the bottom limit of car travel.

Here is a short-list addressing the requirements for a quick reference of sorts. Every elevator must have a pit. Here is the heart of the requirements.

- Pits must be of fire-resistive construction, as should the partitions between elevator pits.
- The pit floor must be approximately level except that trenches or depressions shall be permitted for the installation of buffers, compensating sheaves and frames, and vertically sliding biparting hoistway doors, where structural conditions make such trenches or depressions necessary
- Permanent provisions must be made to prevent the accumulation of water in the pit. In other words, pits should be waterproofed and/or sealed.
- Drains and pumps must comply with the local plumbing code, and steps shall be taken to prevent water, gas and odors from entering the pit.
- Drains cannot be connected to main sewer systems (Florida Administrative Code 61C-5)
- If the elevator is equipped with fire service operations (and almost all new elevators are), sump pumps must be provided
- In Florida, a sump hole is required *with or without a pump* in every elevator pit that does not have a drain installed.
- **FLORIDA: Sump pumps are required on NEW installations equipped with fire service operations**
- Sump holes and pumps must be covered, secured, and level with the pit floor.
- Safe and convenient access shall be provided to all elevator pits
- Pit ladders are required in all pits that extend more than 35" below the bottom landing sill
- The pit ladder must extend 48" above the landing entrance.
- The pit ladder rungs must be at least 16" wide unless obstructions prevent this, and in that case it can be no less than 9" wide
- Pits shall be accessible ONLY to authorized personnel
- Pits must have a stop switch, and if more than one elevator in a hoistway, each elevator must have its own stop switch
- Pit switches must be accessible from the pit access door
- Two pit switches are required for each elevator where the pit extends more than 67" below the bottom landing sill – one near the ladder, and another approximately 47" above the pit floor (wired in series).
- Where the distance from the pit floor to the underside of the plank channels or slings exceeds 2 100mm(83 in.), with the car at the lowest landing, a means shall be permanently installed or permanently stored in the pit to provide access to the equipment on the underside of the car.
- Pit lighting shall be provided and 10 foot candles of illumination is required (A17.1 2004)
- Pit lighting must be guarded
- In existing buildings, where new elevators are installed or existing elevators are altered, existing foundation footings extending above the general level of the pit floor shall be permitted to remain in place, provided that the maximum encroachment of such footings does not exceed 15% of the cubic content of the pit, and further provided that it is impracticable to remove the footing.
- When the car rests on its fully compressed buffer, no part of the car or any equipment attached thereto shall strike any part of the pit or any part of the equipment located therein (ANSI A17.3 1996 Code).

ELEVATOR CABS

- Turn fans off in October
- Stainless steel maintenance: Annual service of polishing the elevator steel Brass Works, Robert Kirchner, (941) 739-1721

PALM Inc.

Elevator Cabs

4523 30th St. W, Suite A-120
Bradenton, FL 34207
PH: 941.773.2787 FAX: 941.795.4381
dave@palmelevators.com

Palm Elevator Cabs Inc.
Phone: 941.773.2787
Email: palmelevatorcabs@gmail.com

LED Lights:

- Energy Efficient: 90% less energy than incandescent replacements – only 2 watts!
- Long life: 25,000 hours (lasts 25 times longer than incandescent alternatives)
- More Light: More overall light output compared to incandescent.
- Very Durable: Solid state technology significantly reduces lighting service & maintenance calls .
- LEDs perform exceptionally well in rough service lighting applications.
- Exceptional On/Off cycling capability that is compatible with occupancy control systems.
- Very low heat generation in cab as compared to incandescent lamps.
- No need for shatter resistant coatings. Indestructible Polycarbonate Lens

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January 24, 2010: The new island ceiling fixture faced with satin stainless steel and ¼" black painted reveals were installed. The ceiling has 6 low voltage L.E.D. light fixtures. The edges of the ceiling are approximately 1" away from the vented bulkhead to ensure proper cross ventilation. The total "drop" to the new ceiling face is 4".

TCP LE2W1383 2W LED Elevator Bulb

- 2W 13V LED Single Contact (SC) Bayonet Base Reflector Flood Lamp

- Color temperature / CCT (k): 3000K

Product Life: 25,000 HOUR
Width: 1.5 Inches
Length: 2.5 Inches
Shape: R12
Price: $29.95[wp_cart:TCP LE2W1383 2W LED Elevator Bulb:price:29.95:end]

SUMP PUMP

There is a sump pump in the elevator pit.

ELEVATOR CONTRACT

a. *Otis Elevator Maintenance Agreement:* A five (5) year agreement with Otis Elevator Company, Inc. was effective on July 22, 2011. Maintenance contract fee is $625.22 monthly. There are a total of two cable-driven elevators. As per Florida Statute §399.15; a lock box, accessible by master key issued to the fire department, will contain the keys to all elevators in the building
b. An elevator key, purchased from the Florida Department of Financial Services on 2/26/2013, enables the Association staff to perform a monthly fire test.
c. ADA Compliant: Our emergency telephones meet the requirements of the Americans with Disabilities Act and all state Accessibility Codes, allowing easy access and usage by people who are physically, visually, hearing or speech impaired.
d. Telephones for each elevator were purchased by the Association in 2012 and are monitored by Otis Elevator as part of the contract
e. Weight is 2000 limit for each elevator.
f. Annual inspections due in August
g. Five year load test was done on 6/2010 by Frank Prather.

Elevator Emergency Telephone Equipment and Monitoring Service:

MACHINE NUMBER(S): 274998,274999. PROPOSAL NUMBER: emu 0711140411

Otis HANDSOFF® Phone

We propose to furnish and install the Otis HANDSOFF® phone. The HANDSOFF phone is a telephone which enables communication between persons in the elevator and a 24-hour answering service. The HANDSOFF phone will be mounted in a telephone box or surface mounted in the elevator cab. It will automatically dial a preprogramed number and will inform the answering service of the elevator location via prerecorded digital voice communication. After disclosing the elevator location, the phone will allow two-way voice communication. The HANDSOFF phone contains two light-ernitting diodes - one that indicates the call is in progress and another that indicates the call has been acknowledged.

After receiving acknowledgment of the call from the answering service, a deaf/mute person can signal the answering service by reactivating the call button. The phone can be easily programmed and allows incoming calls to be received. The telephone will be furnished and installed in accordance with the ASME A17.1 Safety Code for Elevators and Escalators, and is registered with the FCC.

At no expense to us, others are to provide a dedicated (non-PBX) touch-tone business telephone line terminated in the machine room.

It would cost us $500.00 to purchase the telephone equipment from Otis and the telephones would belong to the Association. The telephones would be warranted under the electrical part of the maintenance agreement and we would not have a quarterly expense for “renting the equipment”.

Otis: A maintenance contract was signed on August 1, 2011 which includes the cost of monitoring for emergency purposes. {2013 Total annual contract of $7,200.00}

ELEVATOR MODERNIZATION

Modernization process 2009

Meitwez and Associates Consulting fee of $9,550.00
Richard W. Mierzwa
PO Box 1185
Brandon, FL 33509-1185
(813) 890-9515 Email: mierzwaelevator@aol.com

Traction Elevator Modernization

Cable Elevators

Hoisting Machine

Geared traction elevators typically serve mid-rise buildings with speeds normally found between 200 to 500 feet per minute. The geared machine is designed such that the drive sheave is connected to the motor through a gear train. Power from the motor is transmitted to the drive sheave through reduction gears.
The geared elevator machine is more prone to wear and tear then the gearless elevators. The machines have a bronze spiral worm gear connected to the hoist motor which drives a bronze ring gear. These gears mesh at very tight tolerances. Maintenance is critical to maintain these tolerances and if bearings fail or wear so do the gears. This wear causes heat, pitting, rumbling, friction and undesirable noise. Often times this gear wear results in the machine speed having to be reduced to avoid more damage. When considering a modernization replacement of geared machines is rather common. Newer and/or more reliable models can be refurbished to like new operation. Many of the older early designs however do not warrant retaining as their components are of out dated designs and/or have become obsolete. When considering a modernization we will assess the condition of your machines and make recommendations for refurbishment or replacement as required.

Geared Winding Drum elevators are no longer installed for public passenger use elevators and typically serve mid-rise buildings with speeds between 50 and 150 Feet Per Minute. The geared winding drum machine is designed such that the car and counterweight pulley drums are connected to the motor through a gear train. Power from the motor is transmitted to the winding drums through reduction gears.

The geared winding drum elevator machine is more prone to wear and tear then the gearless elevators. The machines have a bronze spiral worm gear connected to the hoist motor which drives a bronze ring gear. These gears mesh at very tight tolerances. Maintenance is critical to maintain these tolerances and if bearings fail or wear so do the gears. This wear causes heat, pitting, rumbling, friction and undesirable noise. Often times this gear wear results in the machine speed having to be reduced to avoid more damage. When considering a modernization replacement of geared winding drum machines is very common. Often these machines are removed and new geared or gearless traction machines are installed. When this is done a great deal of other building structural work is required. The geared winding drum machine is an out-dated design and rarely warrants retention. When considering a modernization we will assess the condition of your machines and make recommendations for refurbishment or replacement as required.

Hoist Motor

The hoist motor is located on a geared or geared winding drum elevator. It couples with the brake drum and operates the spiral worm gear that meshes with the machines ring gear that turns the elevator drive sheave. Prior to the late 1980's these motors were DC for elevators traveling over 200 feet per minute, and were

primarily AC on the slower elevators. DC power provided a smoother and more controllable elevator at the higher speeds. Since the late 1980's advances in the use of AC Permanent Magnet Variable Voltage Variable Frequency (VVVF) drives has made AC more controllable at the higher speeds resulting in most geared elevators installed today now have AC hoist motors.
When considering a modernization the hoist motor both AC or DC is typically replaced with a modern AC motor and its related new AC VVVF drive.

Motor Generator Set

Elevators built according to today's standards commonly no longer use elevator motor generators. Many, however, built before the late 1980s still use elevator motor generators. An elevator motor generator creates DC power by turning a DC generator with an AC motor. Before more modern elevators were developed starting in the late 1980s, DC power provided a smoother and more controllable elevator. These generators have carbon brushes which dust heavily in the machine room causing a considerable maintenance issue. Now with the introduction of AC PM and VVVF motor controls the generator is no longer needed and rarely is ever retained when modernizing. The existence of the M-G set is actually a primary reason to consider modernization. Parts for them are growing obsolete and harder to obtain.

Solid State Drive Units Brake Assembly

The brake is a spring loaded clamping device that prevents the elevator from moving when the car is at rest and no power is applied to the hoistway motor. When considering a modernization and the hoist machine warrants retention, then the brake type and condition should be assessed for refurbishment. Refurbishment normally includes new coil, pins, core, sleeve, pads, and springs, and a thorough cleaning, painting and testing. If it is does not warrant retention a new replacement brake can be added to the existing machine. Resurfacing or replacement of the drum can be required also. If a new machine is being installed, it is most cost effective to purchase a new brake as part of the new machine assembly which is installed and test at the factory prior to delivery.

Rope Brake

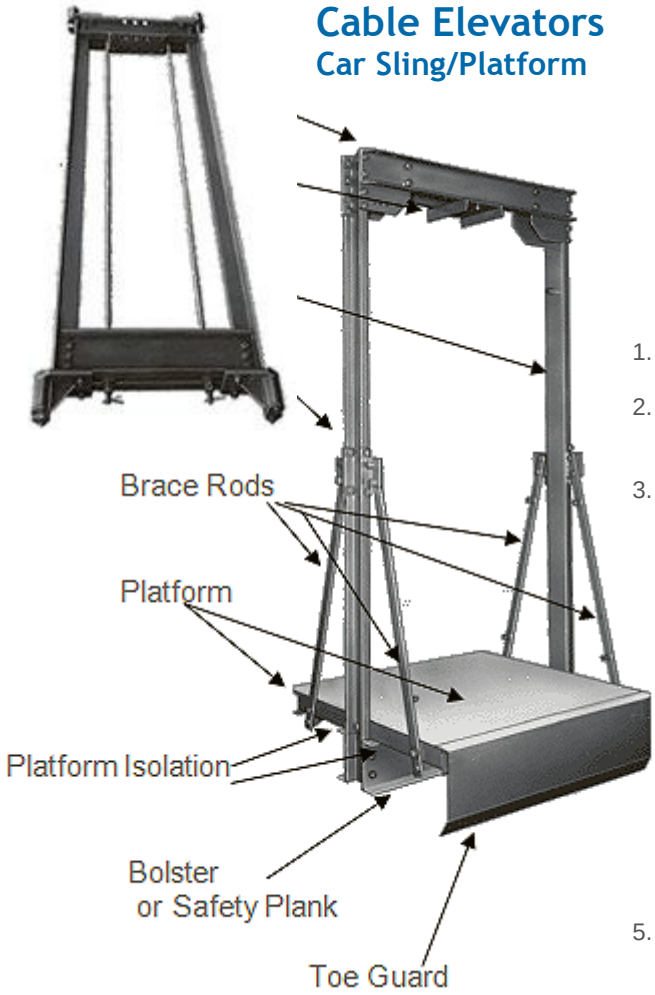
In recent years, safety codes have introduced a need for protection against injuries caused by elevator cars leaving the floor with the doors open and over-speeding in the up direction. The rope Brake is a device used to grab elevator suspension ropes to stop the elevator in the event of a mechanical or electrical failure. It activates if an ascending elevator over-speeds in the up direction and also if the elevator leaves the floor with the doors opened. Though not required in all locations, it is common to consider adding a rope brake device when modernizing your elevators. Special fit considerations are required before a brake can be added to an existing machine. We will assess conditions and advise on the feasibility of adding a rope brake as part of our modernization survey for you.

Over Speed Governor/Governor Rope Tension Sheave Assembly

The **over speed governor** is a speed monitoring device on cable equipped elevators that triggers the safety when the elevator over-speeds. When planning a modernization these devices can be retained provided they are properly equipped to meet current code requirements. Should they not comply with current code requirements replacement will be necessary.
The governor rope tension sheave is required to keep proper tension on the governor cable during operation of the elevator. When planning a modernization this device can normally be retained unless conditions exist that require its replacement. We will include inspection of your governor tension sheave assembly when we assess your equipment for a modernization.

Cable Elevators

Car Sling/Platform



The Sling is the basic frame which consists of two stiles, a crosshead and a bolster or safety plank which supports the platform and cab of an elevator. The platform or floor of the elevator is placed in the sling and supported by brace rods in each corner, on which passenger stand or the load is carried.

1. The **Crosshead** is the upper member of the car frame.
2. The **Stiles** are the vertical member of the car sling, one on each side, that fasten the crosshead to the safety plank.
3. The **Brace Rod** is a rod extending from the elevator platform framing to another part of the elevator car frame or sling for the purpose of supporting the platform or holding it securely in position. Brace robs are supports for the outer corners of the platform, each of which tie to upper portions of the stile.
   The **Platform Isolation** is Rubber or other vibration absorbing material which reduces the transmission of vibration and noise to the platform. These pads are often replaced when modernizing as new isolation is more resilient and helps to reduce vibration and improve the comfort of the ride for passengers.
5. The **Bolster** is the bottom horizontal member of a hydraulic car sling, to which the platen plate attaches.
6. The **Safety Plank** bottom member of a sling for a traction elevator which contains the safety.

Safeties

The safety is a device on the car or counterweight that will stop the car or counterweight and keep the elevator from falling in case of overspeed, free-fall, or rope stretch. When considering a modernization in most cases the safeties can be reused. We normally recommend cleaning and adjusting them. In cases of very old elevators there are cases where the existing safeties can not be reused as they are out dated and parts are obsolete.

Counterweight, Frame and Fillers

A counterweight is added weight on traction elevators which counterbalances the weight of an elevator car plus approximately 40% of the capacity load. These assure a more balanced load and help maintain proper traction for the elevator while under varying loads. Counterweight filler is metal pieces stacked and bolted together within the counterweight frame to form the counterweight. When modernizing the possibility exist that modification to the cab and car weight could be enough that there will be new filler required to maintain the proper balance and maintain the 40% of the capacity load. If there is not enough space left to add filler weights to accomplish the added weight needed, replacement of the counterweight frame may be required. Final determination of this requirement is often not made until engineering and final approval drawing are complete.

Guide Shoes

Roller Guides

Swivel Slide Guide

Rigid Slide Guide

Guide shoes are devices mounted on the top and bottom of the elevator sling which slide or roll on the rails to guide the elevator through the hoistway. They are equipped with rollers, liners and tension springs which are subject to wear and tear. Some older style guide shoes require a poured lead babbitt shoe, rather then a replacement nylon or neoprene liner.

If guides are not maintained or adjusted properly your elevator will tend to rock, sway, squeak or even rumble its way through the hoistway. We will assess you guides type and condition and recommend repair or replacement as required.

Buffers

A Buffer is a device designed to stop a descending car or counterweight beyond its normal limit and to soften the force with which the elevator runs into the pit during an emergency.

Spring Buffer Oil Buffer

A Spring Buffer is one type of buffer most commonly found on hydraulic elevators or used for elevators with speeds less than 200 feet per minute. These devices are used to cushion the elevator and are most always located in the elevator pit.

An Oil Buffer is another type of buffer more commonly found on traction elevators with speeds higher than 200 feet per minute. This type of buffer uses a combination of oil and springs to cushion a descending car or counterweight and are most commonly located in the elevator pit, because of their location in the pit buffers have a tendency to be exposed to water and flooding. They require routine cleaning and painting to assure they maintain their proper performance specifications. Oil buffers also need there oil checked and changed if exposed to flooding.

When planning a modernization we will assess the type and condition of your buffers and recommend repair or replacement if required.

ENTRY CALL BOX

ENTRY CALL BOX

Rapid Security installed an entry call box in April of 2012.

ENTRY FOB SYSTEM MAINTENANCE CONTRACT

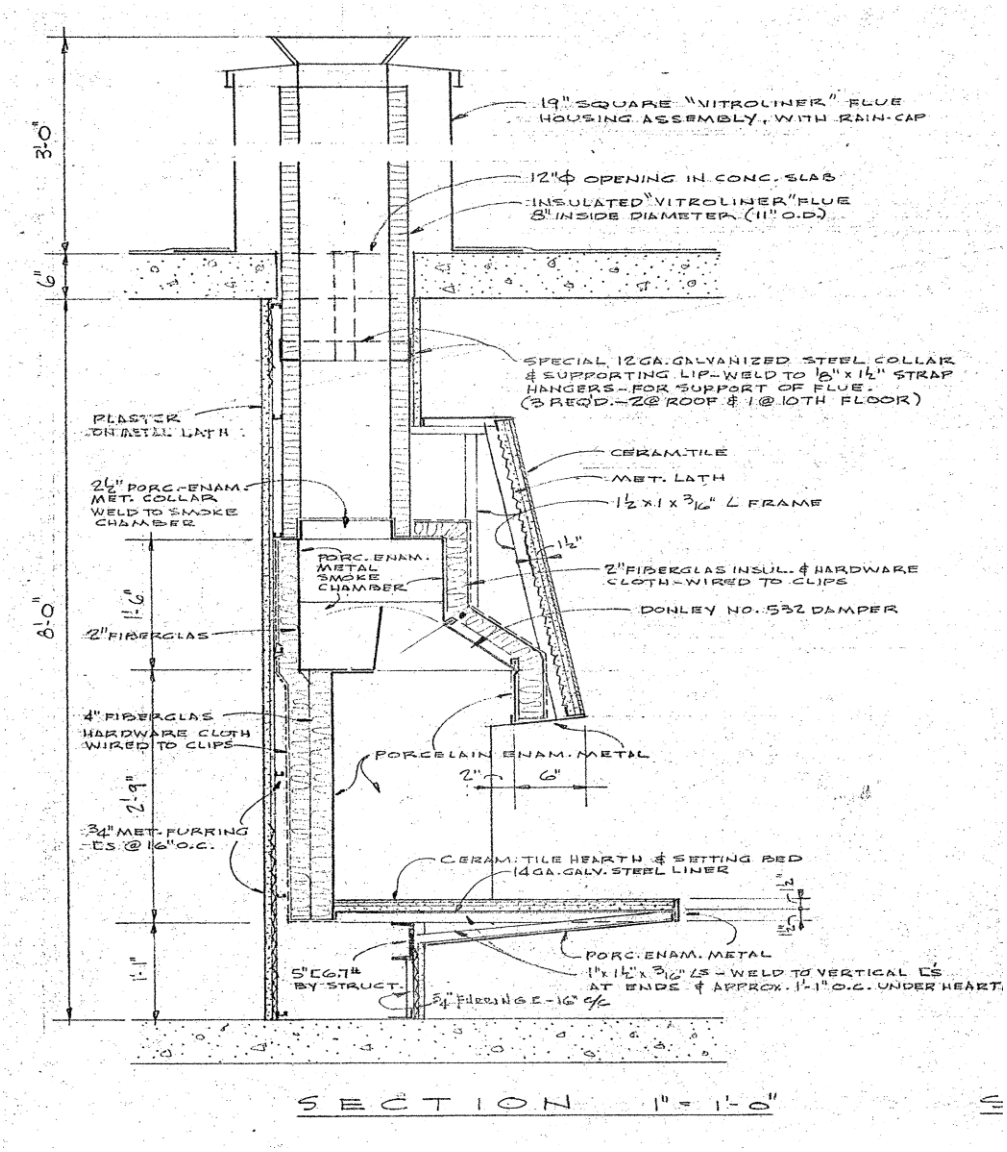
a. Rapid Security Solutions: Paxter is the FOB entry system and is controlled via computer software. Installation done on 12/12/2012 and cost $1,400.00 An ongoing list of all data is stored on this software.

b. Second floor pool exit: Rutherford low profile electronic maglock 750 lb holding force, HID proximity card reader 2” card reader, GE dual tech egress motion sensor and an illuminated exit button mullion mount

c. Two types of access:
   1. Gray fobs HID key fob 1346LSSAN and / or
   2. 26 Bit Weigand Prox Card Plain cards

FIREPLACE FLUES, wood burning

All four suites have wood burning chimney fireplace flues. In 20012 suite unit 1004/5 removed the fireplace during extensive renovation. Crowther Roofing repaired the roof.



FITNESS CENTER

Purchased from Results Fitness Repair, 1376 Western Pine Circle, Sarasota, FL 34240 green_sarasota@yahoo.com		
Refurbished Commercial Recumbent Exercise Bike 2 year warranty (all purchased on 3/18/2011)	Nordic Trac 9600	885.00
Refurbished Commercial Treadmill 2 year warranty on labor and 1 year on parts	True 700 Series	1,095.00
Bowflex Workout Bench (New)		265.69
Hex Head Dumbell set of 5 -25		150.00
Weight stand		90.00
Gym Signs (2)		56.00 (28.00 each)
	6% tax of 152.50	$2,694.19
Added a Treadmill in 7 2012; donation by Unit 1006		

FLOOD VENTS

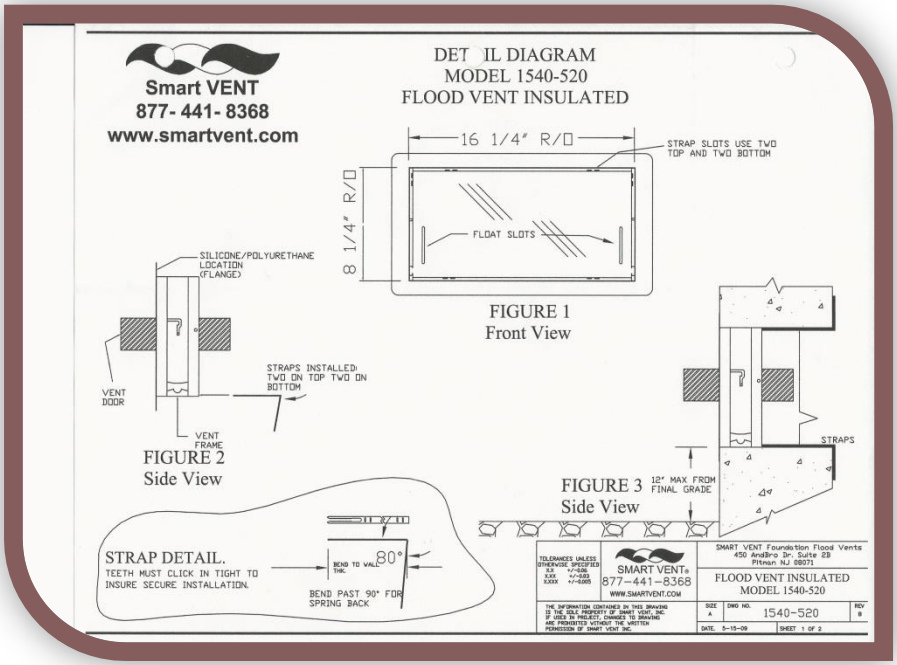
Cars are parked on ground floor

Enclosure is divided into three areas:

ELEVATOR SHAFT: 1,564 sq ft with 8 openings

STORAGE AREA: 438 sq ft with 4 openings are for one set of stairwells

BIKE STORAGE: 179 sq ft with 2 openings are for the other stairwell



Location of the Flood thru vents installed 11/10/2011:

Fire alarm closet	1
Trash door	1
Elevator shaft	2
South stairway	2
North stairway	2
Lobby	4
Bike Room	2
total	14

The total enclosed area as per the elevation certificate totals 2,181 square feet

The total opening area as per the elevation certificate totals 3,572 square inches {divided by 14 = 255 sq in}

Confirmation of the above documentation that openings are engineered flood openings as specified in the FEMA guidelines. By installing these flood vents, it constituted an *annual* savings of $40,000 for our flood insurance.

FLOORING

FLOORING, Tile

a. Travata – TV90 Fresco Cream 18x18
$2.15 s.f. {lobby flooring}

b. Travata – TV91 Toasted Almond 18x18
$2.15 s.f. {social room}

c. Travata – TV90 Fresco Cream 12x12
$2.15 s.f.

BALCONY HALLWAYS

STARDEK Concrete Sealer $32,760.00

SCOPE OF WORK and PRICING

1. Apply 1st coat Stardek texture mix over entire walkway
2. Apply 2nd coat Stardek texture mix for additional build and aesthetic look
3. Apply 3rd coat Stardek grout for highlight and for anti-skid surface
4. Apply 1st coat of colored Stardek concrete stain with additional aggregate broadcast for anti-skid surface
5. Apply 2nd coat Colored Stardek concrete stain material to lock in aggregate and better surface wear.
6. Spray three different color Stardust dots over entire surface for aesthetic purposes
7. Install Backer Rod per manufacturer specifications and apply colored Sika Caulk in any expansion joints larger than ½ inch.
8. Clean up and dispose of all debris away from building
9. Material and labor Included in proposal cost of 100 linear feet of crack repair. Anything over that amount will be invoiced at $3.00 per linear foot
10. Design / Stencil costs should not exceed $ .50 per square foot or $4,550.00 additional cost
11. Apply flooring materials with the Sweetbay Texture.

Contractor: Bayshore Painting, Inc. (Frank Broz and Lew Blastic)

ENTRANCE TUNNEL FLOORING

Template used was _____
STARDEK

SECOND FLOOR WALKWAY

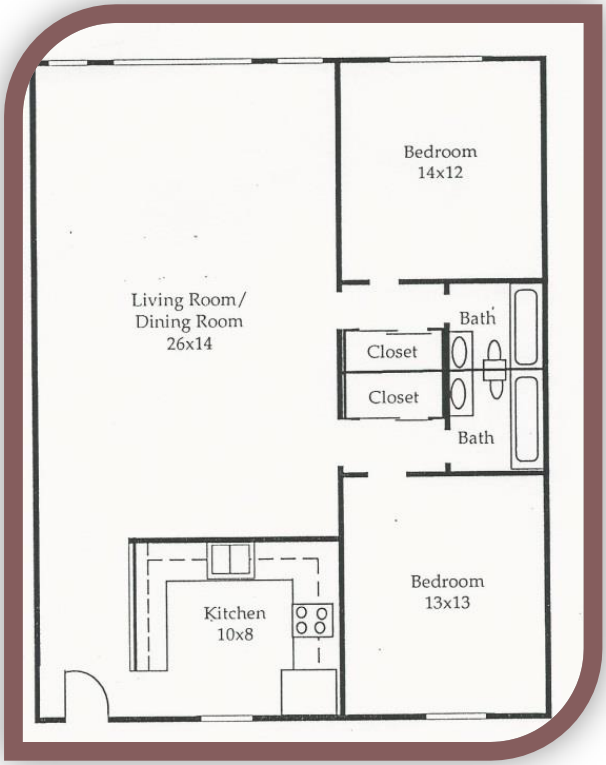
Template used was _____

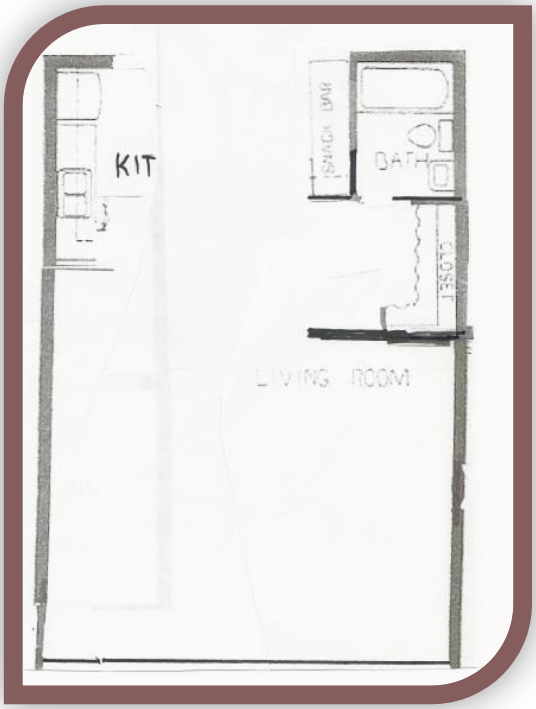
STARDEK

FLOOR PLANS OF UNITS

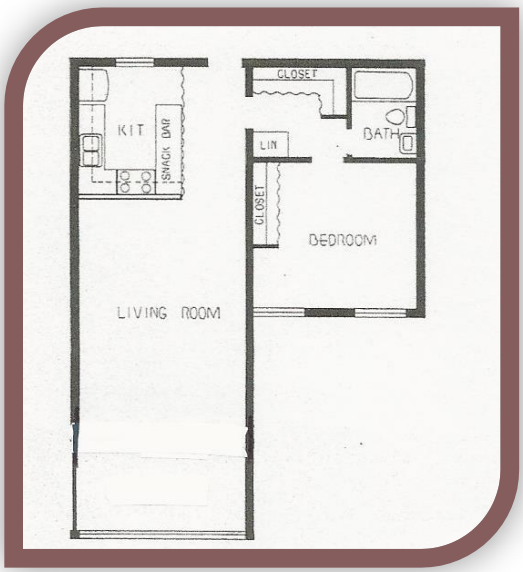
Penthouse {1,568 sf}

Two Bedroom Two bath {1,115 sf}





Efficiency Unit~ {590 sf}



One Bedroom Unit ~ {880 sf}

GARAGE

MURALS

The Mystery and History of the Gulfstream Murals

Ever wonder about the two 8-foot by-12-foot murals that span the middle of the north and south walls of the ground floor garage? Although we don't know why they came to be here or what will happen to them in the future, we have learned who the artist is and when they were created.

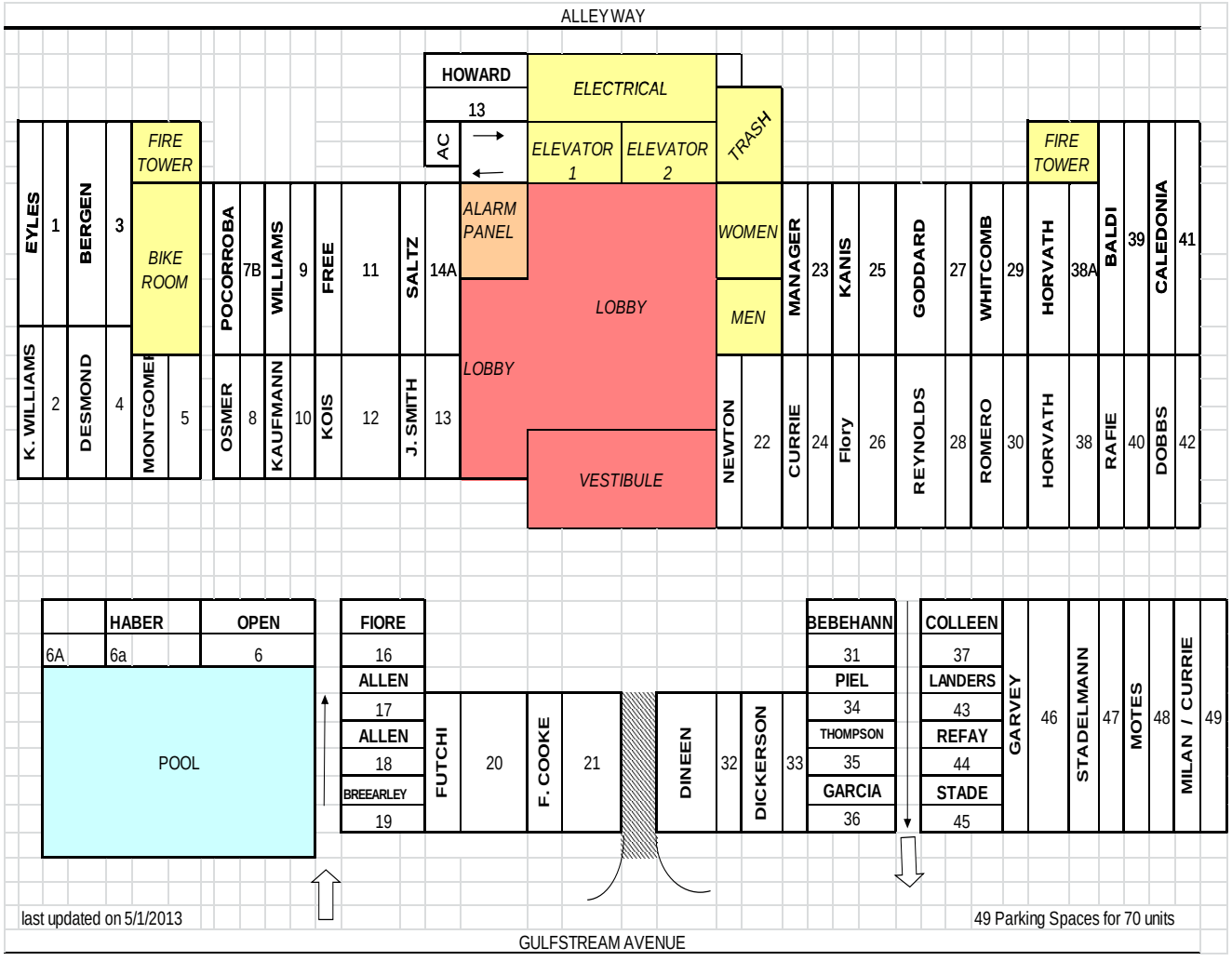
According to an old article in the *Sarasota Herald Tribune* by Kevin Costello, artist Sid Smith painted them in 1949. Displayed since 1960, the murals are reportedly the oldest and largest of their kind in the city. He also noted, "In size and quality of execution, the murals are unique, irreplaceable documents of historical importance. "

Little is known of the artist. The reporter found no record of him at the libraries at the Ringling Museum of Art and the Ringling School of Art and Design, and his conversations with the librarian at the Sarasota County Historical Society and with a local historian also revealed nothing. The only clues came from the society's archives and from the informal city museum that is Sarasota Lock and Key on State Street. The reporter noted Smith's drawing style recalls book and magazine illustrations of the period: "Quickly rendered fine brush strokes detail the blended bursts of color that form the figures. They are bright cameos of life as it was then, decorating the maps like those that illuminated ancient sea charts, brimming with peoples from exotic lands." Although accumulated grime has dulled the murals' once-vivid colors, and heat and moisture have cracked the paint itself (particularly the south-wall mural), the writer believed the vigor and skill in Smith's design was still apparent.

Murals were appraised for _____.

GARAGE PARKING

approximately 18,000 square feet
of parking garage space.



GARAGE PAVEMENT

In 2012, owners voted for the garage floor to be replaced with pavers.

In 2013, the owners voted to pool some line items in the Reserves in addition to the Reserves Pavement to fund the project.

GENERATOR

GENERATOR (wired to service fire pump, both elevators, second floor, and lights in both stairways)

A. Verbal lease agreement with Statewide, Bob Benson, for use during emergencies
B. 3 – 200 amp
C. 1 – 100 amp 3 phase manual transfer switches wired deownt o a multi tap buss bar in a weather proof wire way.
D. Generator Rental Pricing:
    i. 56 KW generator
        $1,440.00 per week
        $4,320.00 per month
    ii. 80 KW
        $1,663.00 per week $4,989.00 per month
    iii. 100 KW Generator
        $1,764.00 per week
        $5,290.00 per month

Connection Procedure: on the third floor

1. A hard core set connection from the generator to the temporary system via two (2) 200 ampere cord sets to minimize the possibility of reverse rotation of the 3 phase motors. Simply put, any wrong combination of lines A, B, or C when connecting the temporary generator to the system will result in the motors running in the wrong direction. This cord set installation makes this virtually impossible to incorrectly connect the generator unless the individual make the connection is careless.

2. Two cord sets are required since each is only capable of carrying 200 amperes. If a larger generator is brought in the second cord will be necessary to handle the load. Both cords will be hooked up at any time a generator is brought on-line.

RENTAL OF GENERATORS:

Zabatt Power Systems: xiomara@zabatt.com Generac Generators

1-800-366-1323 ext. 2104

HURRICANE SHUTTERS

Bought on September 24, 2009 for $14,268.00 from:

HURRICANE SAFE PRODUCTS
3801 North Washington Boulevard
Sarasota, FL 34234 Telephone: (941) 351-6700 Email: info@hurricanesafeproducts.com

DESCRIPTION	QTY	PRICE EACH	TOTAL
Cleartek Lexan storm panels on 1st floor window doors	398.8	$10.00	$3,988.00
Cleartek Lexan storm panels on 2nd floor front	783	$10.00	$7,830.00
Cleartek Lexan storm panels on 2nd floor windows	225	$10.00	$2,250.00

total of ??? shutters

- Corrugated see-thru polycarbonate hurricane panels that interlock in approximately 13-inch increments.
- Economical hurricane protection
- Headers and s, should they be used, can be removable and stored until required.
- Heights to 12'
- Special sizes upon request
- Corrugated steel, aluminum
- attachment systems
- Vertical or horizontal panel installation
- Hurricane Panels overlap

warranty????? 10-year???

HVAC

AIR CONDITIONERS IN THE COMMON AREAS FOR 2013									
		LOCATION	MANUFACTURER	ITEM	YEAR	MODEL NO.	SERIAL NO.	DATE SERVICED	FILTER SIZE
1	CONDENSER	Social Room/Kitchen	Goodman Company LP			VSX130481BA	1105483108		
	AIR HANDLER	Social Room/Kitchen	Goodman Company LP	SR143 5098		ASPF426016EA	1107017224		20 x 30 x 1
2	CONDENSER	Fitness Room	DAIKIN		3/2012	RXN18KEVJU	COO1888		
	AIR HANDLER	Fitness Room	DAIKIN		4/2012	FTXN18KVJU	EOO3474		Reusable
3	CONDENSER	Elevator Room	Payne Heating & Cooling			PH10JA024-E	2704E19928		
	AIR HANDLER	Elevator Room	Payne Heating & Cooling		4/2010	PF1MNB024	3504A82842		12 x 20 x 1
4	CONDENSER	Lobby	BRYANT Heating & Cooling			123ANA036-A	3307E08177		
	AIR HANDLER	Lobby	CARRIER		1/2007	FY4ANF018-000AAAAA	0407A70416		12 x 20 x 1

Air Condenser panels:

Units 01 and 09 house their air condensers on the outside of the building:

INSURANCE APPRAISAL

Florida Statute 718.111 (11) INSURANCE

(a)Adequate property insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, replacement cost, or similar coverage, must be based on the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The replacement cost must be determined at least once every 36 months.

GULFSTREAM TOWERS ASSOCIATION, INC. ~ 2013 TO 2014 ~

AGENT: SIGNATURE INSURANCE AGENCY, Gail Stephens Agent (941) 748-8555 - Carol Rummel Ins Agency 5636

Updated 5 28 2013 **Appraisal: is for replacement cost; not for market value.

COVERAGES	AMOUNT	CARRIER	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	PREMIUM
PROPERTY {no terrorism} (EXCLUDING WIND/HAIL)	$15,601,116	Great American	MAC 0-48-19-12-00	4/10/2013	4/10/2014	14,536
Deductible: EDP Mechanical	$5,000					
All other	$5,000					
Type of Coverage:						
	Newly Acquired	**At any other location**	**In transit not covered**			
Building	$500,000	$50,000	not covered			
Business Personal Propers	$250,000	$50,000	$5,000			
Business Income	not covered	not covered	not covered			
Extra Expense	not covered	not covered	not covered			
Coinsurance: 90%						
SUPPLEMENTAL	**Building**	**Valuation**	**Business Personal Proper**			
Condo / Parking Garage						
Swimming Pool						
Glass						
ORDINANCE OR LAW COVERAGE						
Coverage A: loss to undamaged portion of building		50,000				
Coverage B: Demolition Cost		not covered				
Coverage C: Increase Cost of Construction		*not covered				
EQUIPMENT BREAKDOWN	$15,601,116	Continental Casualty	R 5091294795	4/10/2013	4/10/2013	1,114
Amonia Contamination	$100,000					
Consequential Loss	100,000					
Data an dMedia	$100,000					
Hazardous Substance	$100,00					
Water Damage	$100,000					
Deductible: $2,500.00						
WINDSTORM	$15,654,000	Citizens	1511770	4/10/2013	4/10/2014	32,859
Deductible: Hurricane (5%)	78270O%					
Other Wind (1%)	156,540					
Contents {list all items}	$100,000					
Coinsurance: 90%						
Deductible: Hurricane 5%	$5,000					
Other Winds (1%)	$1,000					
Per Occurrence? (not calendar year)						
*THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE LOSSES, WHICH MAY RESULT IN HIGH-OUT-OF-POCKET EXPENSES TO YOU.						
**THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.						
COMMERCIAL GENERAL LIABILITY		Western Heritage	SCP0938517	4/10/2013	4/10/2014	3,291
Deductible: per claim	$250.00					
General Aggregate & Products / Co Aggr	$2,000,000		8087242			
Personal / Adv injury	$1,000,000					
Each Occurrence	$1,000,000					
Damage to Premise Rentedy by you	$100,000					
Medical Expense	$1,000					
Non Owned Auto	$75					
Bodily Injury or Property damage						
Swimming Pool	$700					
Exercise Room	$50					
Injury to Contractors excluded						
Type of Coverage: Occurences						
Coinsurance:						
CRIME / FIDELITY	3-year policy ($2,328.00)	Travelers	105598293	4/10/2011	4/10/2014	629.07
Employee Theft	$400,000					
Claim Expense	$5,000					
Single Loss Retent	$2,500					
DIRECTORS & OFFICERS		West World	NPP8075500	4/10/2012	4/10/2014	782
Deductible	$1,000					
Limit of Liability Max Aggregate	$1,000,000					
Indemnified Loss	$1,000					
Type of Coverage: Claims Made						
SURETY BOND 3/8/2013		Western Surety Company	No. 7138750l	3/8/2013		
Bond Rider Limit Liability	$400,000					
*Criminal activity of employees, directors and officers						
UMBRELLA		Greenwich Western World	PPP444716	4/10/2013	4/10/2014	1,667
Deductible	0					
Limits of Liability						
Each Occurrence	$15,000,000					
General Aggregate	$15,000,000					
Product Completed						
Operations Aggregate	$15,000,000					
Personal & Advertisement Injury						
Automobile Liability						
Combined Single Limit						
Employee Libility {Coverage B}		Travelers				
Bodily Injury by Accident		each accident				
Bodily Injury by Disease		Each policy				
Bodily Injury by Disease		each employee				
Type of Coverage: Occurrence						
FLOOD A13 ZONE	$18,958,791	Service Insurance Co	87-052006452013	4/14/2013	4/14/2014	6,954
Deductible						
Building: $2,000	$2,312,500		242			
Contents $2,000	$23,600					
Replacement Cost: 92%	$18,958,791					
Type of Coverage:						
					TOTAL PREMIUMS:	**$61,832.27**
FirstService RESIDENTIAL			87-052006452013			
WORKERS COMPENSATION		Pennsylvania Manufacturer	12048527	12/31/2012	12/31/2013	
each occurrence	$1,000,000					
each disabled employee	$1,000,000					
each disabled policy limit	$1,000,000					
CRIME		Carolina Casualty, Inc.	BCR-81000150-12	10/25/2012	10/25/2013	
COMMERCIAL GENERAL LIABILITY	$1,000,000	Zurich	GL0655546703	10/25/2012	10/25/2013	
AUTOMOBILE LIABILTIY	$1,000,000	American Guarantee and	BAP6555466-03	10/25/2012	10/25/2013	
UMBRELLA	$5,000,000	Liablity	AUC 6555463-03	10/25/2012	10/25/2013	
WORKERS COMPENSATION (EXC OFFICER	$1,000,000	Pennsylvania Manufacturer	201280 8779795	12/31/2012	12/31/2013	
COMMERCIAL CRIME	$3,000,000	Carolina Casualty, Inc.	BCR-81000150-12	10/25/2012	10/25/2013	
PROFESSIONAL LIABILTIY	$5,000,000	Indian Harbor	MP0037803	6/1/2012	6/2/2013	

INVENTORY OF SOCIAL ITEMS

CHRISTMAS TREE	1. Tree stored in file room 2. Tree stored in wood room
HOLIDAY LIGHTS	All in boxes
HALLOWEEN	
ST. PATRICK	
OTHER	

JANITORIAL SUPPLIES

WEST FLORIDA SUPPLY

ITEM NUMBER	DESCRIPTION	QUANTITY	PRICE PER UNIT
S-0035-1	CLEAN BY PEROXY	GL	89.76
DS-57250	Deb: Hand soap Aero-green (8/1L)		80.75
SP-1062-1	DMQ- NO RINSE FLOOR CLEANER		13.23
CR-050-A	GLEEME MIRROR & GLASS	EACH	4.47
SP-3251-Q	Hepacide Quart II		3.00
BWK 6273	JUMBO KITCHEN ROLL TOWELS 12/250 SHT	CASE 250/ $.89/1	26.65
SP7116-Q	NABC quart		3.45
NI-128-WSCM	NILIUM CUCUMBER MELON MSDS NO. 102	GL	28.54
RP-RH-624N	POLYLINER HI-D 24X24	CASE	26.66
SS-1-A	SHELIA SHINE STAINLESS (EACH 10.07)	CASE (12/10 oz)	120.9
1 PGC 41767	SWIFFER DUSTING REFILLS	CASE	70.8
BW-61990	TOILET TISSUE OPTICOR 2 PLY/36 CS	CS	54.9
	INVADER SIDE GATE HANDLE		
	CUT END MOP		
BW-313	TOWELS IND ROLL GRN/BROWN	6/800 CS	50.65
BW-41090	TOWELS KITCHEN ROLL GREEN	30 CASE	36.6

SUPER CHEM 366-1663

ITEM NUMBER	DESCRIPTION	QUANTITY	PRICE PER UNIT
MD-PS-050	GLASS MAGIC 12-case		4.26
BWK 315 M	GLOVES, DISPOSABLE		
BZ 11232	HEAVENLY SOFT 500/96 2 PLY (toilet tissue no good)	CS	39.95
TMS 017	OSIUM GLYCOL-IZED AIR SANITIZER		
RDC 13025	PLEASCENT NEUTRA SHINE-GL (great stuff)	4/CASE	12.46
	POLY LINER 24 X 24 WHITE		
RCP H136	INVADER SIDE GATE HANDLES	1	
	CUT END MOP		
NA RST24326W	POLY LINER 24 X 32 WHITE 10/15 GL 500/CS		4.26 EACH
	SHELA SHINE		5.82 EACH

SAMS CLUB

ITEM NUMBER	DESCRIPTION	QUANTITY	PRICE PER UNIT
	Paper towels		
Swiffers	DUSTER		
Swiffers	SWEEPERS		

KITCHEN

ITEM	BRAND	COST	WARRANTY
BAKERS RACK			
COFFEE POTS			
DISHES			
DISHWASHER			
LINENS			
MICROWAVE			
PANS			
REFRIGERATOR			
SILVERWARE			
STOVE			
TABLE / CHAIRS			
TABLECLOTHS			
TRAYS			
WARMING TRAY			

KEYS

40	AIR CONDITIONING 2ND FLOOR
42	ALARM BREAKER; 2ND FLOOR
56	ALARM PANEL; FURNACE ROOM
52	ALARM SYSTEM PULL STATION
58	BIKE ROOM
104	BOOSTER PUMP
59	CARDBOARD PADLOCK
41	CONFERENCE ROOM
64	DECK KEY
63	DOOR PANEL EMERGE
118	ELECTRIC ROOMS
65	ELEVATOR KEYS
66	ELEVATOR ROOF
67	Fire Alarm Black Box
68	FIRE DOOR; LOBBY
71	FIRE PANEL BOX
90	FIRE PUMP KEY
91	FIRE TOWER DOOR
92	FIRE TRANSMITTER KEY
93	FITNESS CENTER
45	FITNESS CNT AC
94	FLAGPOLE; WiFi
96	FRONT DOOR LOBBY SLIDER
18	JANITOR
97	KITCHEN
110	Ladies Bathroom Paper Key
98	OFFICE BROWN FILING CABINET
99	PANEL BOX
102	POOL
103	RESTROOM
	RIGHT END GATE / DOLPHIN TOWER
105	ROOF ACCESS
106	SHOP KEY
117	SOUTH END BOUNDARY GATE
53	SOUTH STORAGE
107	STORAGE; SOUTH
54	TOOL
108	TRASH ROOM
111	Water Main Shut off Back Flow
112	WATER SHUT OFF
35	WOOD ROOM

NOTE: Common area keys are used by staff. Unit keys are kept for emergency use only. No one is allowed in an owners unit, but the manager and a licensed and insured vendor for emergency purposes.

LANDSCAPING

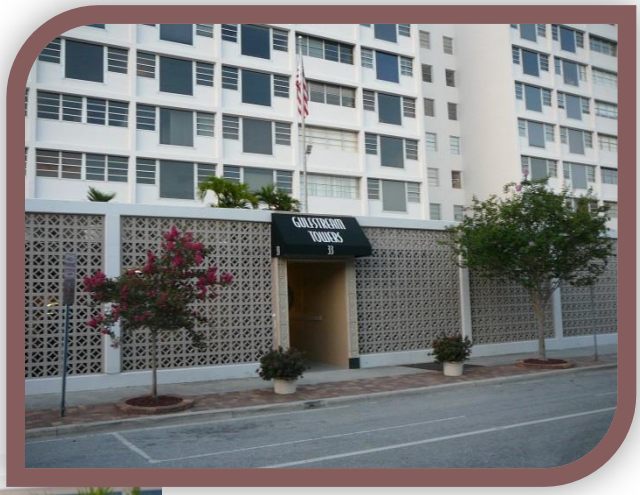
CURBSIDE

In 2012, the City of Sarasota granted permission to Gulfstream Towers to install pavers and greenery to the entrance curbside.

- Paver Mac installed the pavers along with the peanut plants.
- Plant Parent pruned the trees and relocated two large planters from the second floor to the curbside.

AWNING

US Awning company replaced the awning in 2012



United States Awning Company

1100 Gillespie Ave.

Sarasota, Florida 34236

Phone: (941)955-7010

Second floor deck

POTTED PLANT CONTRACT

a. Flowers in planter pots by Plant Parent, Mulch, and seasonal plants
b. Seasonally Trimming of palm trees and crepe myrtles. Rotation of geraniums / caladiums. Currently agreed to pruning, fertilizing and watering second floor plants only [$3,156 yr]
c. Curbside maintenance; pruning crepe myrtle every January

LAUNDRY ROOMS

HOT WATER TANKS:

LOCATION	YEAR	BRAND	GALLONS	SERIAL #	MODEL #
Janitor area (for laundry rooms)	2006	Rheem	80	RH 0600C01934	81180D A
Men's Locker	2004	Rheem	40	RH 704B03458	82V40-2
Women's Locker	2004	Rheem	40	RH 704B03458	82V40-2
Fitness Center		AO Smith	30	MA97-0070134-915	EES-30T915
Kitchen	2004	Rheem	40	RH 0704B03458	82V40-2

LAUNDRY INCOME

Washer and dryers on 8 floors. Laundry lease agreement of 8 washers and 8 dryers. All equipment is leased and serviced by WASHCO. A six-year automatic renewal lease was signed on March 19, 1988 and we pay a rental fee of 50% of the gross revenue and also pay a rental tax. It is noncacancellable except upon mutual consent of both parties.

1. Washer and dryers on 8 floors

FLOOR	WASHER Serial Number	DRYER Serial Number
THIRD FLOOR	48103	48246
FOURTH FLOOR	48106	48244
FIFTH FLOOR	48198	48251
SIXTH FLOOR	48114	48250
SEVENTH FLOOR	48101	48249
EIGHTH FLOOR	48107	48245
NINTH FLOOR	48109	48248
TENTH FLOOR	48113	48247

Laundry Room Sinks

The hot water tanks from units in the “05” and “04” stacks drain into the laundry sinks from the two little white pipes running alongside the wall above the sinks.

LIBRARY

The Social Committee

{2013 members: Carol Flory, Chairperson, Pat Dinneen, Jean Allen, Donna Baldi, Merle Haber, Susan Whitcomb, Kika Landers, _____} maintains the Library. Books, DVR, CDs, and audio tapes are donated by owners.

LIFE SAFETY

Under NFPA 25 and NPPA 72 the building owner or the owner's designated representative shall be responsible for inspection, testing, and maintenance of the system and for alterations and for additions to this system. Inspections are forced by State Statutes, Florida Building Code, Insurance companies and National Fire Prevention Association (NFPA). NFPA 72 required the fire alarm system to receive:

- One annual inspection (Last annual inspection _____0
- One semi-annual inspection (date of last _____)
- Two quarterly inspections (date of last_____)

NOTE: Critical System Solutions provides us with an "Alarm Certificate" when completed

A five year inspection: Remove and internally inspect at the following four points to verify it is obstruction free:

- System valve
- Riser
- Cross main
- Branch line

DEFICIENCIES

Red tag or Green Tag

- **Red Tag** = deficiencies found during inspections
  - Correction needs to happen immediately
  - Once the deficiencies are repaired, it will be noted on the back of the red tag. A green tag is not issued for these repairs until the next inspection
- **Green Tag** = No deficiencies were found during the inspections

RECORD KEEPING

A copy of the following records is kept onsite until the next test, and for one year thereafter:

- As –built system installation drawings
- Hydraulic calculations
- Original acceptances test records
- Device manufacturer's data sheets for the life of the system

FIRE MARSHALL FOR SARASOTA COUNTY

Richard Fulwider, Fire Marshall, Authority Having Jurisdiction (AHJ)

6750 Bee Ridge Road, Sarasota, FL 34241 Telephone: (941) 861-2290

FIRE ALARM

FIRE ALARM PANEL:

a. Installed by Critical System Solutions in 2010 for $61,600

b. Power Source: Fire alarm panels are required to have a primary (A/C) and secondary (battery) backup power supply. Both of the batteries were replaced by Piper Fire in May 2013. It is mandatory to change the batteries every five years.

c. The fire alarm equipment is a proprietary system, Notifier 640/E by Honeywell AA-series Analog Audio Amplifiers AA-30, AA-100, and AA-120. The monitoring company is Rapid Response; via Critical System Solutions.
Email: FireSystems.TechPubs@honeywell.com

d. Fire alarm panels have two means of communication if required to be monitored by a central monitoring station.

- Two separate phone lines: Primary line should not be a 'voice over IP'; must be a copper phone line.
- Two wireless or radio signal paths
- Acceptable signal strength to two cell towers

INITIATING DEVICES

SMOKE / HEAT DETECTORS / FIRE PULLS:

Smoke and heat detectors are serviced by Critical System Solutions. Two elevators have a smoke detector in the ceiling of the elevator shaft. Local ordinances governing fire safety dictates an annual inspection of all fire equipment and building codes regarding safety. This includes fire exit doors, two smokes and one enunciator in each unit (01, 06 and 09 stack have two enunciators' in each unit).

Units have smoke alarms and are not connected to the Fire Alarm System, they are stand-alone 120 Volt Smokes that do not get tested during our Annual inspection.

The anunciators inside the unit are inspected during Critical System Solutions test during their Annual Fire Alarm Inspection

Model 320A ESL and Speaker enunciator

Sentrol, Inc. Each unit is responsible for their smoke alarms.

LIST OF DEVICES:

The system and services are described as follows:

1 Fire Alarm Panel/s	12 Smoke Detectors	0 Horns	0 Horn/Strobes	22 Pull Stations	2 Elevator/s
1 Communicator/s	32 Heat Detectors	100 Speakers	31 Speaker/Strobes	0 Phone Jacks	2 FCPS/s
1 Annunciator/s	0 Duct Detectors	0 Strobes	0 Chimes/Sirens	0 Door Holders	1 Bells
1 Fire Pump/s	2 Standpipes	2 FDC/s	1 Tamper Switch/s	0 Portable Fire Extinguishers	
0 Hydrant/s	2 Back Flow/s	0 PIV/s	1 Flow Switch/s	0 Ansul/Hood Bottles	

2012 Rules and Regulations: SMOKE ALARMS

1. Smoke alarms have 120 voltage and are electrically hard wired. These are not wired to the fire panel and are the responsibility of the unit owner.
2. If renovating your unit, the City of Sarasota may ask you to relocate the smoke alarm to comply with code. This is done by an electrician and is the responsibility of the owner.

PULL STATIONS

Manual fire alarm boxes to be used only for fire alarm initiating purposes. We have 22 onsite.

NOTIFICATION DEVICES

The following devices alert the occupants of fire or other emergency condition requiring action.

Audible

- Annuciators
- Speakers for voice evacuation

Visual

- Strobes; combination strobe/horn

FIRE SPRINKLERS

Wet pipe systems

Our system is a straight pipe riser wet pipe **fire sprinkler system**. It is the most reliable, because it is simple, with the only operating components being the automatic sprinklers and (commonly, but not always) the automatic alarm check valve. An automatic water supply provides water under pressure to the system piping.

A wet system, as defined in NFPA 13, is a sprinkler system employing automatic sprinklers attached to a piping system containing water and connected to a water supply so that water discharges immediately from sprinklers opened by the heat from a fire2. A wet system is used in areas that can be maintained above 40° F (4° C). The sprinkler riser is the bridge between the underground and interior piping. This is the point where we supply the cross mains, feed mains and branch piping that make up the wet system piping network. It is at the sprinkler riser where we begin to make decisions on the components needed. There are two typical types of wet system sprinkler risers to choose from; a riser

alarm check valve assembly or a ported check valve with a flow indicator.

a. Annual Sprinkler inspection by Wayne Automatic Sprinklers. (note GT: At a temperature of 130 degrees Fahrenheit the sprinklers will activate.)
b. Only the garage ceiling, the storage units, trash room and the risers have sprinklers
c. Hose can be removed from cabinets and a connector installed per the Fire Marshall 2012, Larry Murphy

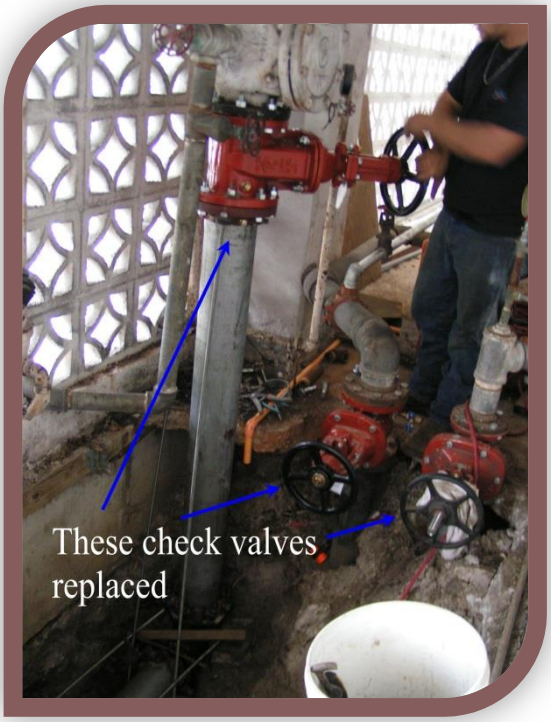
CHECK VALVES

In September 2012, Piper Fire replaced the following check valves:

Riser check valve assembly

We use an alarm check valve on the riser to lock water pressure into the system and prevent the water in the sprinkler piping from traveling back into the water supply. Trim piping around the check valve is used to activate an alarm, which can be a mechanical or electrical device, during a water flow condition. The alarm check valve is equipped with an inlet, an outlet and multiple tapped bosses.

Two of these bosses are for pressure gauges that show the supply side and the system side water pressure. Two are located in the back of the valve for a bypass line; this is for low flow conditions with less than one sprinkler and prevents the clapper from opening unnecessarily. The other two bosses are for a main drain and an alarm line port. The main drain is located so that the entire system above the alarm valve clapper can be drained. The alarm line is connected to trim piping, continuing on to the alarm devices. When a sprinkler operates, water flows through the check valve and pushes the clapper open. Water then enters into the alarm line and will activate an alarm pressure switch or a water motor gong, sending a signal that there is water flowing in the system.



A retard chamber is an important option that can be added to the alarm line. The biggest nuisance for any sprinkler system is a false water flow alarm. A retard chamber provides a mechanical delay prior to an audible alarm, either mechanical or electrical. It is used when there is variable pressure in the water supply. If variable pressure or water surges are present, false alarms may occur in the system.
The retard chamber is a one gallon tank that absorbs water surges prior to reaching the alarms. As soon as water enters the retard chamber, it is drained through a restricted orifice in the bottom. If there is a sprinkler flow condition, the chamber will fill more quickly than it is drained, allowing the water to fill the retard chamber and continue on to the alarm pressure switch or water motor gong. Multiple retard chambers can be added to a system with large water surges.

The water motor gong is a mechanical device typically installed on the outside wall of the sprinkler riser room. This is a water-driven alarm with no electrical connection, requiring someone to call local authorities if it is ringing. Although this alarm is not used as often as it was in the past, some local officials or end users may require that it be installed. If this alarm is required, it is important to specify an alarm check valve.

Ported check valve

Technology has allowed us to utilize electrical devices and fire alarm systems to help provide the required alarm signal upon water flow. If we take advantage of this technology, we can provide a sprinkler riser that is slightly less complicated than a full riser check valve assembly. A ported check valve will include the following: a check valve to lock pressure into the system, pressure gauges above and below the check valve and a main drain connection.

This check valve does not include a tapped boss for the alarm line. The required alarm trim piping can be eliminated and a vane type water flow switch installed in the piping, above the check valve. This is an electrical switch with a plastic paddle installed through a hole in the pipe. When the paddle is pushed forward by a water flow condition, it will create an electrical alarm signal, which can be sent to a fire alarm panel or directly to an electric bell.

As discussed, some water supplies may create surges and cause false alarms. The water flow device includes a retard or delay setting built into the switch, preventing the signal from being sent until the paddle is held forward, by water flow, for a set length of time.

Both of these riser assemblies are acceptable configurations to NFPA 13. It is important to review which type is required by the local authorities and which may be the most cost effective.

Many engineer's specifications include an alarm riser check valve, which may not be necessary if a water motor gong is not used. A ported check valve can provide the same principles but at less cost for both the equipment and installation. Engineers should review their specifications to make sure that they are looking for the proper equipment necessary for each project.

Annual inspection is done by Wayne Automatic Fire Sprinklers, Inc., 1900 Main Street, Suite 750, Sarasota, FL 34236 Telephone: 941-296-0402 Harvey Haynam; Email: hhaynam@waynefire.com

FLOOR CONTROL VALVES

Might be 1964 pump:????Reliable Alarm Valve: Model “B”, 4”-6”-8” size with Model “B” Trimmings

A **wet pipe sprinkler system** is a sprinkler system employing automatic sprinkler heads attached to a piping system containing water and connected to a water supply so that water discharges immediately from sprinklers opened by heat from a fire.

Each sprinkler is activated individually when it is heated to its design temperature. Most sprinklers discharge approximately 20-25 gallons per minute (gpm), depending on the system design. Sprinklers for special applications are designed to discharge up to 100 gpm.

FLOW SWITCHES

Flow or pressure swtiches are used to provide initiaiton or indication from the sprinkler system to the fire alarm system

- Tamper switches: activate flow switches and tamper switches

WATERFLOW DEVICES

- The purpose of the waterflow device or flow switch is to initiate an alarm signal within 90 seconds of waterflow through the fire sprinkler. We have the “vane type”
- The vane (a flexible, almost flat, disk) is made of corrosion-resistant material. The detector is assembled to the pipe by drilling a hole in the wall of the sprinkler pipe. The vane is rolled up to form a tube and inserted into the pipe through the hole. Once inside the pipe, the vane springs open, almost covering the inside cross section of the pipe. The whole detector assembly is clamped to the pipe with one or two U-bolts. Gaskets and other sealing devices prevent leakage of water out of the riser pipe and into the detector housing. Operation of a sprinkler causes water to flow in the system, moving the vane. A mechanical linkage connects the vane to an adjustable retarding device in the detector.
- VANE TYPE OF WATER-FLOW DETECTOR.•A vane type of water-flow detector,

SPRINKLER HEADS

Upright Sprinkler Head

A fire sprinkler is the part of a fire sprinkler system that discharges water when the effects of a fire have been detected, such as when a predetermined temperature has been reached. Sarasota County municipality determines the color of the sprinkler head. It operates with a frangible bulb breaks when designated temperature is reached, permitting water to discharge.

It is used in automatic fire protection systems to distribute water spray from fixed locations; Garage, Storage Units (north and south end of the building), Trash room and _____

Heads also have a date stamp on them, Garage has 192 heads, Storage units have _____, other _____. Original heads were wax coated.

Model 9105 ????: currently straight brass nickel coated upright sprinkler head

- **Base:** 1/2" NPT
- **Temperature:** 135°F, 155°, 175°, 200° or 286°, color-coded bulbs indicate temperature
- **Orifice:** 3/8", 7/16", 1/2" or 17/32"
- **Type:** Standard Response, Quick Response or Early Suppression Fast Response (E.S.F.R.)

Sprinkler head temperature chart

Operating Temperature	Glass Bulb Color	Fusible link color
135-170°F / 57-77°C	Orange(135) Red(155)	None / Black
175-225°F / 79-107°C	Yellow(175) Green(200)	White
250-300°F / 121-149°C	Blue	Blue

STANDPIPES

A standpipe is a type of rigid water piping which is built into buildings, to which fire hoses can be connected, allowing manual application of water to the fire. Within buidlings standpipes thus serve the same purpose as fire hydrants.

WATER SOURCE

FIRE HYDRANT AND FDC FIREMAN HOOKUP

Location of closes hydrant is directly across the street of the entrance tunnel.

Fire hydrant caps are painted different colors to allow firefighters to quickly identify the flow rate of any fire hydrant. Knowing the flow rate of a fire hydrant tells them how much water it can provide for firefighting operations. The four basic colors of fire hydrants and their respective flow rates are listed below.

- Red fire hydrants have a flow rate under 500 gallons per minute.
- Yellow fire hydrants have a flow rate between 500 and 999 gallons per minute.
- Green fire hydrants have a flow rate between 1000 and 1499 gallons per minute.
- **Blue or light blue fire hydrants have a flow rate of 1500 gallons per minute or higher.**

FIRE PUMP

Electrical set up: (make sure the fire pump is wired on the line side of the breaker and not wired on the load side) The pump intake is connected to the public underground water supply piping. Pump must be run for 10 minutes on a monthly basis and remove standing water in chaseway.

- Centrifugal Fire Pump (wet line) for pumping water to the 10th floor; Replaced by Piper Fire on July 2012.
- Nidec Motor Corporation: Catalog # F20E1XV,
- Model # DB78; ID# T 05 7523318-0028 M 001
- HP 20.0 Volts: 200/400 AMPS 54.00/27/10

PUMP INSPECTION: Last inspection and tested on April 10, 2013, by

Piper Fire,
521 Commerce Drive South,
Largo, FL 33770

- Telephone: (941) 377-2100,
- Technician; Asher Detwiler

JOCKEY PUMP CONTROLLER

- Jockey Booster Pump; Aurora; serial no: 02-407349/AE91-4; model no. 1.25.1.25; AD20; US Electric Motors; Catalog no. FF25S1XV, FR; 256JP; Type DF1; Labour Control No. 55XL

- Jockey Pump for sprinklers: This keeps the pressure even.

No metered water; City of Sarasota charges us a flat rate of $222.00 per month

- Pressure is set at 70 - 75
- Model: BVL56T34D5830 A P
- HZ 60
- HP 1
- RPM 3450
- Volt: 208-230 / 460
- Light bulb;

- Controller: Limited Service Controller - Firetrol,FTA catalog #FTA 750-AA25H; model no. PMC-1-3-20; serial no. 91384 Type ABB; Part no. B 533019—7
  - Manual is in the binder

BACKFLOW PREVENTER

Series 975 Double Check Valve Assemblies prevent the reverse flow of polluted water from entering into the potable water supply. It has a modular check design for easy maintenance and epoxy coated (FDA approved) cast iron body construction.

a. Installed on 7/13/2010 by Systems Group, 4803 34th Street W, Bradenton, FL 34210, 941-751-1234 for the cost of $3,890.00

b. Model 975- OS&Y, 3" Wilkins, cast iron backflow preventer with "USA Made" OS&Y-RW CLOW-FIRE valves

c. Warranty items: all replaced parts two year warranty (expires 2012) and one year certification

d. Annual inspection

FLOW CHARACTERISTICS

The Reduced Pressure Principle Backflow Prevention Assembly shall be ASSE® 1013 Listed and supplied with full port gate valves. The main body and access covers shall be epoxy coated cast iron (ASTM A 126 Class B), the seat and check valve shall be cast bronze (ASTM B 584), the stem shall be stainless steel (ASTM A 276) and the seat disc elastomers shall be EPDM (FDA pproved). The first and second checks shall be accessible for maintenance without removing the relief valve or the entire device from the line. The Reduced Pressure Principle Backflow Prevention Assembly shall be a WILKINS Model 975.

FIRE EXTINGUISHER

a. Annual extinguisher inspections by King Fire & Safety (941) 366-6370
b. The fee to inspect is $615.52 annually
c. We have 58 total. 7 are on a 12-year maintenance rotation which is recharged.

Inspections History

LESTER KING FIRE & SAFETY EQUIPMENT, INC

2141 12TH ST

SARASOTA, FL 34237-2703

941-366-6370

Qty	Item	Serial Number	Install	Last	Next	Location
	PAM131-50	MF698729	6/4/1994	06/04/12	06/04/13	6TH FLOOR BY ELEVATOR
	PAM131-50	PT787116	6/4/1998	06/04/12	06/04/13	10TH FLOOR EL ROOM ON ROOF
	AFEI		1/1/1900	06/17/12	06/17/13	
	PAM131-50	G569967	6/17/2009	06/17/12	06/17/13	6TH FLOOR
	PAM131-50	G570050	6/17/2009	06/17/12	06/17/13	6TH FLOOR
	PAM131-50	HZ-339329	6/27/1989	06/17/12	06/17/13	2ND FLOOR STORAGE NORTH
	PAM131-50	JG-931144	6/27/1989	06/17/12	06/17/13	5TH FLOOR BY ROOM 502
	PAM131-50	JP-541425	6/27/1990	06/17/12	06/17/13	4TH FLOOR BY ROOM 408
	PAM131-50	JX-644905	6/27/1991	06/17/12	06/17/13	5TH FLOOR BY 508
	PAM131-50	KU-698227	6/17/1993	06/17/12	06/17/13	7TH FLOOR BY ROOM #708
	PAM131-50	MF698751	6/17/1994	06/17/12	06/17/13	2ND FLOOR KITCHEN
	RC 5#ABC	MF698751	6/17/1994	06/17/12	06/17/18	2ND FLOOR KITCHEN
	PAM131-50	NF-876795	6/17/1991	06/17/12	06/17/13	2ND FL BY EXIT DOOR TO POOL
	PAM131-50	NM-284944	6/17/1994	06/17/12	06/17/13	1ST FLOOR
	RC 5#ABC	NM-284944	6/17/1994	06/17/12	06/17/18	1ST FLOOR
	PAM131-50	SU-500547	6/17/2002	06/17/12	06/17/13	2ND FLOOR MAI NT. SHOP
	PAM131-50	AX901621	6/27/2012	06/27/12	06/27/13	7TH FLOOR
	LP <30#	AX901621	***6/27/2012***	06/27/12	*06/27/24*	7TH FLOOR
	RC 5#ABC	AX901621	6/27/2012	06/27/12	06/27/18	7TH FLOOR
	PAM131-50	AX901631	6/27/2012	06/27/12	06/27/13	AT 9TH FLOOR ELEVATOR
	LP <30#	AX901631	6/27/2012	06/27/12	06/27/24	AT 9TH FLOOR ELEVATOR
	RC 5#ABC	AX901631	6/27/2012	06/27/12	06/27/18	AT 9TH FLOOR ELEVATOR
	PAM131-50	AX901635	6/27/2012	06/27/12	06/27/13	8TH FLOOR
	LP <30#	AX901635	6/27/2012	06/27/12	06/27/24	8TH FLOOR
	RC 5#ABC	AX901635	6/27/2012	06/27/12	06/27/18	8TH FLOOR
	PAM131-50	AX946002	6/27/2012	06/27/12	06/27/13	7TH FLOOR ROOM 701

LP <30#	AX946002	6/27/2012	06/27/12	06/27/24	7TH FLOOR ROOM 701
RC 5#ABC	AX946002	6/27/2012	06/27/12	06/27/18	7TH FLOOR ROOM 701
PAM131-50	AX946004	6/27/2012	06/27/12	06/27/13	9TH FLOOR
LP <30#	AX946004	6/27/2012	06/27/12	06/27/24	9TH FLOOR
RC 5#ABC	AX946004	6/27/2012	06/27/12	06/27/18	9TH FLOOR
PAM131-50	AX946015	*6/27/2012*	*06/27/12*	*06/27/13*	8TH FLOOR ROOM 808
LP <30#	AX946015	*6/2712012*	*06/27/12*	*06/27/24*	8TH FLOOR ROOM 808
RC 5#ABC	AX946015	*6/2712012*	*06/27/12*	*06/27/18*	8TH FLOOR ROOM 808
PAM131-50	AX946018	*6/27/2012*	*06/27/12*	*06/27/13*	5TH FLOOR
LP <30#	AX946018	*6/2712012*	*06/27/12*	*06/27/24*	5TH FLOOR
RC 5#ABC	AX946018	*6/2712012*	*06/27/12*	*06/27/18*	5TH FLOOR
PAM131-50	AX960417	*6/27/2012*	*06/27/12*	*06/27/13*	9TH FLOOR ROOM 908
LP <30#	AX960417	*6/2712012*	*06/27/12*	*06/27/24*	9TH FLOOR ROOM 908
RC 5#ABC	AX960417	*6/2712012*	*06/27/12*	*06/27/18*	9TH FLOOR ROOM 908
PAM131-50	MN-284888	*6/27/1994*	*06/27/12*	*06/27/13*	2ND FL STORAGE SOUTH
RC 5#ABC	MN-284888	*6/27/1994*	*06/27/12*	*06/27/18*	2ND FL STORAGE SOUTH
PAM131-50	RX570464	*6/2712000*	*06/27/12*	*06/27/13*	10TH FLOOR BY ROOM 1002
LP <30#	RX570464	*6/2712000*	*06/27/12*	*06/27/24*	10TH FLOOR BY ROOM 1002
RC 5#ABC	RX570464	*6/2712000*	*06/27/12*	*06/27/18*	10TH FLOOR BY ROOM 1002
PAM131-50	RX570477	*6/27/2000*	*06/27/12*	*06/27/13*	10TH FLOOR ROOM 1008
LP <30#	RX570477	*6/2712000*	*06/27/12*	*06/27/24*	10TH FLOOR ROOM 1008
RC 5#ABC	RX570477	*6/2712000*	*06/27/12*	*06/27/18*	10TH FLOOR ROOM 1008
PAM131-50	RX570527	*6/2712000*	*06/27/12*	*06/27/13*	8TH FLOOR
LP <30#	RX570527	*6/2712000*	*06/27/12*	*06/27/24*	8TH FLOOR
RC 5#ABC	RX570527	*6/2712000*	*06/27/12*	*06/27/18*	8TH FLOOR
PAM131-50	AH240741	*6/30/2011*	*06/30/12*	*06/30/13*	4TH FLOOR
PAM131-50	AH240765	*6/3012011*	*06/30/12*	*06/30/13*	10TH FLOOR AT ELEV.
PAM131-50	AH240775	*6/30/2011*	*06/30/12*	*06/30/13*	3RD FLOOR BY ELEVATOR
PAM131-50	AH240779	*6/30/2011*	*06/30/12*	*06/30/13*	3RD FLOOR
PAM131-50	AH240780	*6/3012011*	*06/30/12*	*06/30/13*	2ND FLOOR BEHIND PRIVATE DOOR SIGN SOUTH
PAM131-50	AH240781	*6/3012011*	*06/30/12*	*06/30/13*	3RD FLOOR BY ROOM 302
PAM131-50	AH240785	*6/3012011*	*06/30/12*	*06/30/13*	4TH FLOOR BY ROOM 401

Total Units: 58

CABINETS

The following cabinets for extinguishers and valves are as follows:

- 19 extinguisher and valves cabinets
- 8??? Extinguisher only

Date of Purchase	
Amount	
Part Number	
Plastic	
Metal	
Brand	
Weight	10 lb

LIGHTING

Awning	LED light installed on March 2013 by Brink Electric
Exit in Social Room	Replaced in 2012; Purchased with Wayfair; DKU@: DEK 1841 Part #: DCRE $125.00 each Deco Lighting Recessed Edge Lit Single Face LED Exit Sign; Two in the social room
Exit Sign in Balcony Hallways	Hallway all replaced in 2012; Purchased with Wayfair; SKU#: RYP1181 Part # 7GW; Royal Pacific LED Exit Sign Light
Exterior Garage (on Avenue wall)	LED light fixtures installed 2012; purchased at COSTCO
Flood	Exterior flood light bulb ????
Garage Ceiling Lights	All replaced with LED fixtures on ?????? installed by Brink Electric. On photocell located in ceiling near trash room door. **Description:** INDUSTRIAL 2-F32T8 ELECTRONIC COMMERICAL GRDE **Volts:** 120-277 **Shape:** T8 **Base Type:** G13 Medium BiPin **Finish:** White **Package Qty:** 1 **Case Qty:** 1 **Additional Info:** Fully wired for 120V, 60 Hz AC operation with ETL-CBM, thermally protected, automatic resetting,energy saving, Class P, high-power-factor ballast, unless otherwise specified. Sound rated A ballast. U.L. listed, damp location. OPERATES 2 F32T8 BULBS FIXTURE ONLY Light bulb is

	GARAGE LIGHTS 36 Vapor Tight 2-F32T8 $85.98 each (TOTAL $3,095.28) with Light Bulb Depot of Tamp 72 bulbs P F32T8 /TL/741/ALTO 25 PK $2.47 EACH TOTAL $177.84
Garage Sensors	
Hallway	
Hallway Lightbulb	**GE 97557 - F7BX/841/ECO Single Tube 2 Pin Base Compact Fluorescent Light Bulb** by General Electric 
Lobby Round Fixtures Ceiling	**Item #:** S8204  **Specs:** **Output:** 1600 lumens **Energy Used:** 26 Watts **Average Hours:** 10,000

	Base: GU24 **Length:** 95mm **Our Price:** $3.19 **V-PBCFS2670/27K/41 95mmCF26/GU24 26Watt**
Lobby Cannister Lights	Light Depot: Softer White 60 Watt Incandescent Equivalent, 13 Watt, 120 Volt Warm White T2 Spiral CFL Bulb
Photocell	Garage ceiling
Second Floor Deck	
Stairway	Remain on at all times; Emergency lights
Timers	Lighting timers are located on the third floor in laundry room on southwest wall

HALLWAY LIGHTING

	EXIT LIGHTS (green)	HALLWAY	ELEVATOR
2nd	2		
3rd	2	9	1
4th	2	9	1
5th	2	9	1
6th	2	9	1
7th	2	9	1
8th	2	9	1
9th	2	9	1
10th	2	9	1
	16	72	8

LOBBY

Renovated in 2011-2012, designer was Greg Haering.

LOGO

Bill Ferguson, who is a Gulfstream Towers unit owner and founding partner of Inc Design (NYC), has generously provided us with two designs for the new Gulfstream Towers logo. The 2013 Board of Directors chose option B as follows:

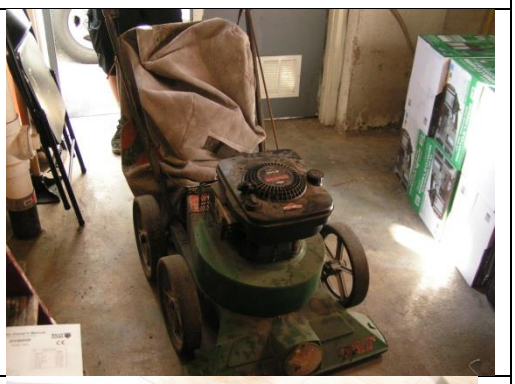
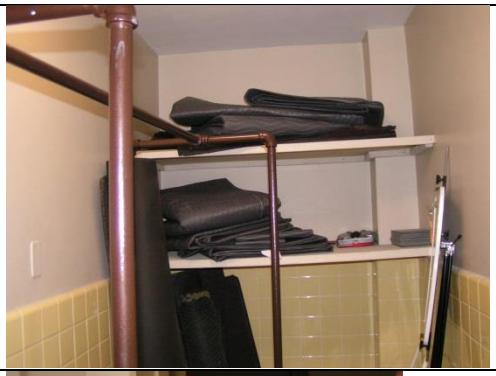
MAILBOXES

Mailboxes were replaced on _____

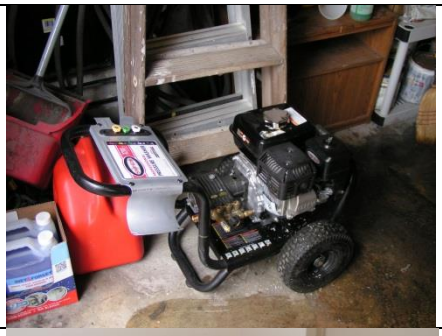
MAINTENANCE AREA

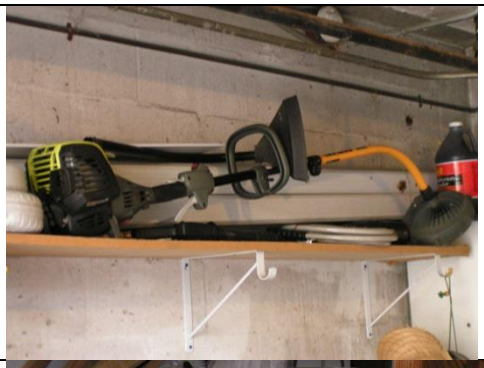
Install picture of area and wood shop area

MAINTENANCE EQUIPMENT

Billy goat		
Carpet Mats	Install photo of carpet with insignia	
Elevator Pads		
Ozone equipment		

Drill		
Grill		
Grinder, electric	Ryobi, purchased at Home Depot 5/2/2013	
Hose Rollup		
Ladders	12 footer	
Luggage Rolling cart		

More Ladders	4 foot 8 foot	
Makita tool		
Pool	Storage chest	
Pressure washer	Purchased on 5 3 2013 from Sams Club; paid $_____	
Shopping carts		
Socket set		

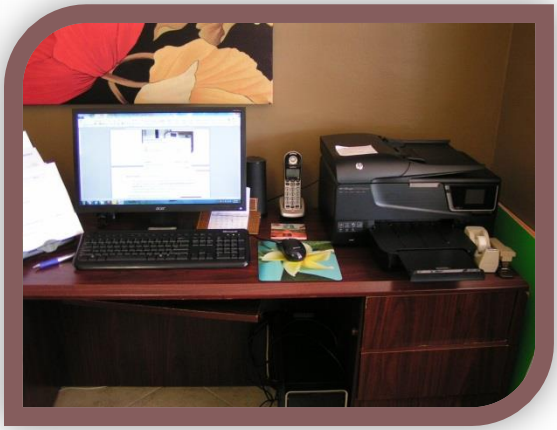
Vacuums		
Walker		
Weed Wacker		
Wet saw, tile		
Wheel chair		
Walker		
Wastebasket, pool		

OWNERSHIP PERCENTAGE

UNIT NUMBER	PERCENTAGE	UNIT NUMBER	PERCENTAGE
301	0.0151429	601	0.0159399
302	0.0121153	602	0.0125925
303	0.0121153	603	0.0125925
304	0.0121153	604-5	0.0237506
305	0.0119654	606	0.0159399
306	0.0155414	607	0.0125925
307	0.0121153	608	0.0125925
308	0.0121153	609	0.0160994
309	0.0155414	701	0.0160994
401	0.0155414	702	0.0128317
402	0.0123534	703	0.0128317
403	0.0123534	704	0.0095640
404	0.0121153	704-A	0.0095640
405	0.0119654	705	0.0094046
406	0.0155414	706	0.0161098
407	0.0123534	707	0.0128317
408	0.0123639	708	0.0128317
409	0.0157008	709	0.0162587
501	0.0157008	801	0.0163395
502	0.0123534	802	0.0130729
503	0.0123534	803	0.0130729
504-5	0.0237506	804	0.0097234
506	0.0157008	804-A	0.0097234
507	0.0123534	805	0.0097234
508	0.0123534	806	0.0163395
509	0.0158707	807	0.0130729
		808	0.0134692
		809	0.0167370
		901	0.0168964
		902	0.0133895
		903	0.0133895
		904-5	0.0239205
		906	0.0171356
		907	0.0133895
		908	0.0133895
		909	0.0171356
		1001	0.0171356
		1002	0.0137082
		1003	0.0137082
		1004-5	0.0239205
		1006	0.0171356
		1007	0.0137082
		1008	0.0137083
		1009	0.0171356

OFFICE EQUIPMENT

Computer	Operating System ~ Windows 7 Software ~ Windows 2010
Chair	
Printer / fax / copier / scanner	Purchased at Sams Club in 3/2013
Telephone	Purchased at Office Depot 2/2012
TV Monitor	Used for viewing SURVIELLANCE cameras. Purchased at Sams Club in April 2013 Warranty: Brand:



PAINT

January 2, 2004	An exterior elevations evaluation was performed by Pat McCoy. Recommends stripping the building of paint {cost in 2013 would be $4.00 per square feet}

A. SHERWIN WILLIAMS

Second floor deck	
Tunnel walls	
Unit doors	

B. 

PORTER PAINT

Body Building	Porter (301 store) last painted on ??????
Library	Porter Paint PP379/01_301-3 Veridian Green

PAINT MAINTENANCE

Concrete restoration	Structural engineering 2006????
March 2, 2007	Innovative (was the General Contractor) subbed it out to Service Painting for $349,861.00
December 2012	Tenth, ninth, and eight floor louvers were painted
January 2013	Seventh floor south balcony wall concrete repair
May 2013	Second floor deck and avenue wall repaired (RAMCO) and painted (staff)

PEST CONTROL

Pest service control done on a quarterly basis and termites on an as needed basis by NaturZone

PLUMBING

JETTED					
DATE	STACK		DESCRIPTION	INVOICE	PRICE
12/15/2009	08		Kitchen / vent stack		6,612
2/2/2010	south lobby		6" line lobby bathrooms	71649	3,057.50
3/23/2010	07 & 08		Bathroom stack		1,536.15
4/15/2010	07 & 08		4" cast	72784	3,126.90
2/6/2011	09		Kitchen problem unit 609		
3/15/2011	04		Kitchen sink	76590	1,488.40

CAMERA					
DATE	STACK		DESCRIPTION	INVOICE	PRICE
6/17/2010	03 & 02		3" (had debris) and 4" pipe showed clean	73488	303.5
11/22/2010			lobby bath and trash (Davenport Plumb)	4040	350
1/26/2011			Utility room parking spot#25		
3/10/2011	04		kitchen stack		
12/30/2011			Garage: lobby bath; trash room backup	have thumb drive	

STOPPAGE					
DATE	STACK	UNIT	DESCRIPTION	INVOICE	PRICE
2/1/2010			Trash Room		
4/7/2010		305	Kitchen		
7/19/2010		309	Kitchen		

SMOKE TEST					
DATE	STACK	UNIT	DESCRIPTION	INVOICE	PRICE
6/18/2010		503 & 503		73489	681
2/2/210					

Gulfstream Towers

Stack Chart

								Jetted 3/15/2011							Jetted 2/2/2010	Jetted 12/15/2009	Jetted 2/2/2010	Jetted 2/6/2011	
Stack	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH
	x01	x01	x02	x02	x03	x03	x04	x04	x05	x05	x06	x06	x07	x07	x08	x08	x09	x09		
	1001	1001	1002	1002	1003	1003	1004	1004	1005	1005	1006	1006	1007	1007	1008	1008	1009	1009		
	901	901	902	902	903	903	904	904	905	905	906	906	907	907	908	908	909	909		
	801	801	802	802																
	701	701	702	702																
	601	601																		
	501	501																		
	401	401																		
	301	301																		

Photos of replaced cast iron by Daniels Plumbing:

STACKS THAT HAVE HAD THE CAST IRON REPLACED WITH PVC PIPES

Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH	Kitchen 3 INCH	Sewer 4 INCH
x01	x01	x02	x02	x03	x03	x04	x04	x05	x05	x06	x06	x07	x07	x08	x08	x09	x09
1001	1001	1002	1002	1003	1003	1004	1004	1005	1005	1006	1006	1007	1007	1008	1008	1009	1009
901	901	902	902	903	903	904	904	905	905	906	906	907	907	908	908	909	909
801	801	802	802	803	803	804	804	804-a	805	806	806	807	807	808	808	809	809
701	701	702	702	703	703	704	704-A	705	705	706	706	707	707	708	708	709	709
601	601	602	602	603	603	604/5	604/5			606	606	607	607	608	608	609	609
501	501	502	502	503	503	504-5	504-5			506	506	507	507	508	508	509	509
401	401	402	402	403	403	404	404	405	405	406	406	407	407	408	408	409	409
301	301	302	302	303	303	304	304	305	305	306	306	307	307	308	308	309	309

POOL

POOL DATA:

- 32,700 gallon volume pool
- 8 foot deep
- 18 load capacity
- Disconnect in pool pump area

POOL MAINTENANCE CONTRACT

- Galaxy Pool contract is $350 per month as of 10/2012

METERING PUMPS

- Stenner (has plastic tubing)
- Polaris pool pump is best because it has no plastic tubing

MOTOR

Centry Pool & Spa Motor

i. CAT: SQ1302V1 Serial 119083M
ii. Part 7 196329-20
iii. Type CP FR Y56Y
iv. A&D Pool replaced the motor on May 27, 2008 for $833.29

POOL REPAIRS / SUPPLIES

- Pool Furniture repairs:
  i. Florida Patio Furniture recoated all the tables and chairs; replaced the webbing on the lounges 2/2012
- Pool heater and pump repairs {Electric heater and Steiner pumps}
- Supplies for the pool and spa
  i. signage for all pool areas updated in 5/2013
- Virginia Baker compliant with anti-entrapment drainage in place
- Pool drainage pipe to be replaced in 2013

POOL HEATER (electric heater)

Electric heater heats pool and has a dedicated electric meter which was purchased from Florida Pool Heating in Fort Lauderdale, FL in 10/18/2012

AQUACAL SQ175 ELECTRIC POOL HEATER:

1. Outside air is drawn across a heat collector (called an evaporator);
2. The heat from the outside air is absorbed by liquid refrigerant contained within the evaporator, causing the liquid refrigerant to boil (or evaporate);
3. Heat-laden vapor refrigerant is drawn into a compressor, where its pressure is raised. Raising the pressure of the refrigerant forces the refrigerant molecules closer together, raising the temperature of the refrigerant (refrigerant temperatures, at this point, may approach 135ºF);
4. The hot refrigerant vapor then passes through one side of a dual-circuit heat exchanger: one of the circuits contains the hot refrigerant, while pool or spa water passes through the other side passes pool or spa water. While the refrigerant and water never actually touch, the HEAT from the refrigerant passes into the water;
5. As heat is removed from the refrigerant (passing into the water), and because the refrigerant remains under high pressure, the refrigerant molecules can again condense together...the result is the refrigerant returns to a liquid-state;
6. Liquid refrigerant is then fed through a refrigerant metering device into the evaporator, where the whole process starts over once again. In reality, throughout the heat pump workings, and as long as the compressor is in operation, the actions described in numbers 2-5, above, are occurring concurrently

7. **AQUACAL SQ175** ELECTRIC POOL HEATER SPECS:

BTU's	143,000
COP	6.5
Water Flow	30-70 gpm
Kilowatt Input	6.4
Voltage/Hz/Phase	208v-230v / 60 hz / 1 phase
Min Circuit Ampacity	41.1
Min / Max Fuses Size	50 / 60
Weight	425 lbs.
Size (LxWxH)	37" x 33.8" x 45"
Decibels	55 dB

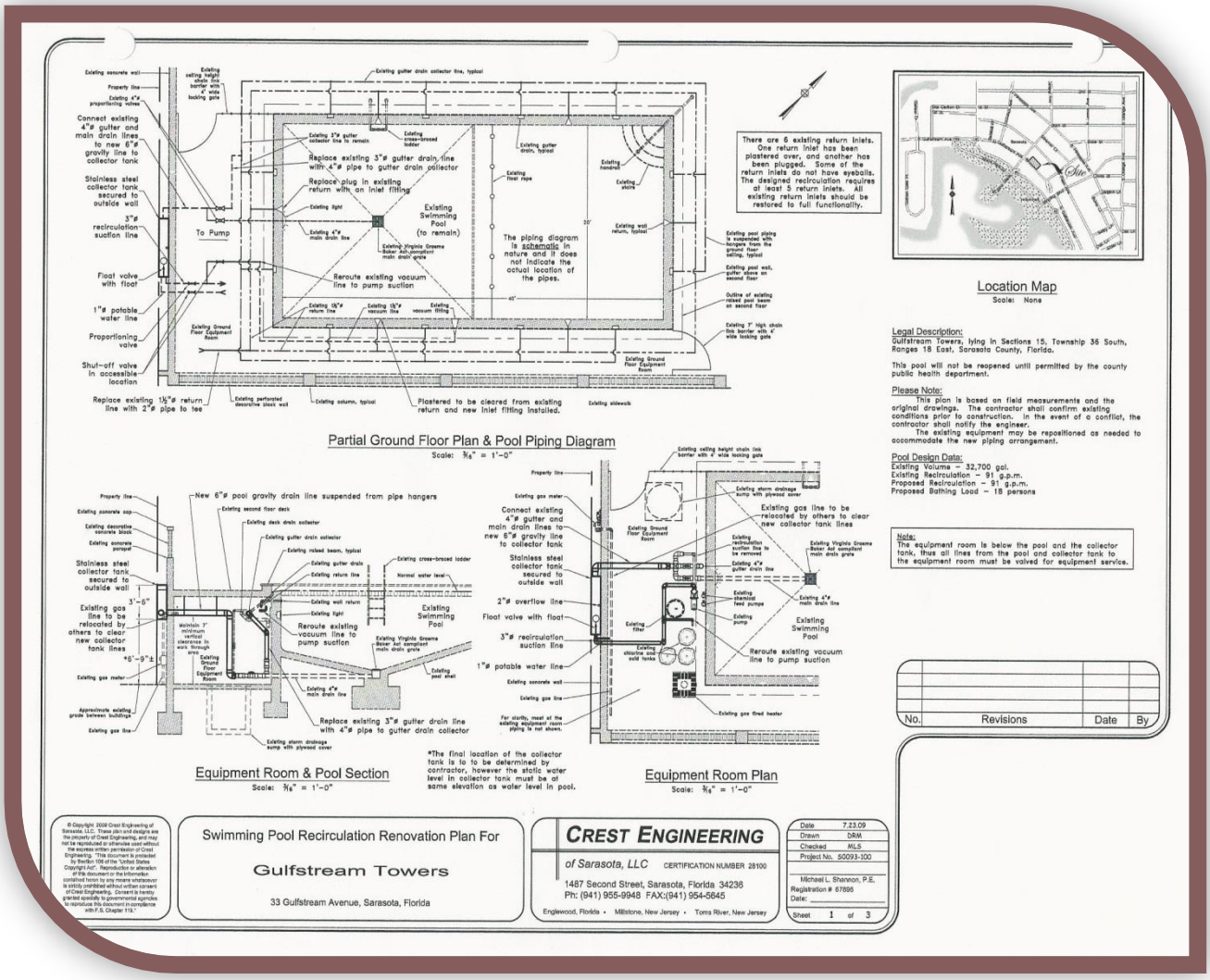
POOL FILTERS

FILTER CARTRIDGE

- Last replaced on February 2012
- Type:
- Brand:

POOL COLLECTOR TANK

June 10, 2009, water recirculating collector tank was installed by Crest Engineering for $3,500.00



POOL PIT

This is the pool drainage overflow for the pool area and was repaired in 2012

POOL RECONSTRUCTION

A & D Pool reconstructed the marcite in _____

POOL FURNITURE

In January 2012, Florida Patio Furniture did the following:

a. repaired the metal
b. made new cushions in 1/2012
c. restrapped the lounge chairs

RESERVE STUDY and CONCRETE TESTING

KARINS ENGINEERING GROUP, INC.

Founded in 1999 by David and Carter Karins, Karins Engineering Group, Inc. (KEG) is a professional service firm offering Civil, Structural and Mechanical Engineering services to government and industry.

KEG provides complete and conscientious services based upon thorough investigation, analysis, design, economic consideration and functional requirements. Close client coordination is considered extremely important with every effort made to provide this as an intrinsic element of our service. Our clients have included individual owners, associations, individual contractors, sub-contractors, developers, engineers, architects, law firms and insurance companies.

Our team of professionals is highly innovative, creative and in tune with the latest construction methods. We are constantly on the lookout for new ideas to provide cost-effective construction techniques.

Reserve study and concrete testing was performed in May 2013.

ROOF

ROOFING DATA

a. Mitigation Affidavit ~ done in 2/2012
b. Approximate square feet 9,100
c. Roofing done in 1/07/2000 by TarHeel Roofing from St. Petersburg, FL. Cost $31,000
d. Roof hatch installed 7/2/2003 by TarHeel Roofing, Inc. 2600 22nd Street North, St.Petersburg, FL 33713 727-823-3455
e. Warranty: 20-year warranty as of 1/31/2000 Honeywell, Black Armor NDL Roofing System Warranty
f. If a leak should occur: In the event of a leak, it must be reported, in writing upon discovery to: Honeywell Commercial Roofing Systems, 2000 Regency Parkway, Suite 255, Cary, NC 27511 (fax: 919-461-4720)

ROOFING CONTRACT (an addition to the 2013 budget)

A three year roof-check inspection and service agreement was signed on 6/21/2012 with Crowther Roofing. This includes a total payment of $7,124.00 for:

i. First year: 2012 roof repairs, upgrades inspections and maintenance $5,150.00
ii. Second year: 2013 roof inspection and maintenance $987.00
iii. Third year 2014 A third roof inspection and maintenance $987.00

Two roof access hatches; north and south

Direct-Drive Downblast Centrifugal Roof Ventilators

Two fireplace flues on the roof.

One was removed with 1004/5 renovated in 2012.

Roof over second floor center stairway

CARPORTS

ROOF EXHAUST VENTILATOR

Exhaust Fans on Roof: Circuit breakers are located behind laundry on 10th floor. There are 5 breakers. There are 16 vents located on the roof; Two large, seven bath and seven kitchen (these have thermostats on and are set at 65 degrees).

Electro Mechanical services all vents.

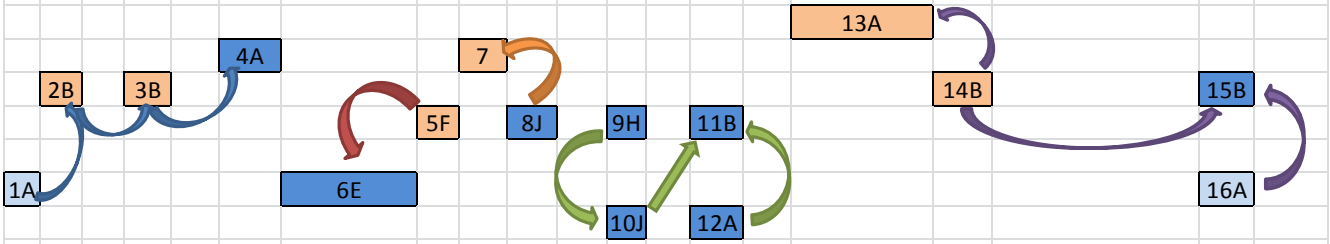
EXHAUST FANS ON THE ROOF

GRAINGER: 941-753-3904

NORTH

ELECTRO MECHANICAL SOUTH: 342-9111

CIRCUIT BREAKERS in ELECTRICAL ROOM ON 10TH FLOOR ~ 5 ZONES



Fan #	LOCATION	STACK	MOTOR	STATUS
1-A	Bath	"01"	1/8 HP-1140 rpm	
2-B	Bath	"02"	1/15 HP-1550 rpm	
3-B+	Kitchen	"02"	1/15 HP-1550 rpm	
4-A+	Kitchen	"03"	1/8 HP-1140 rpm	
5-F	Bath	"03"	1/12 HP-860 rpm	
6-E	Bath	"04"	1/12 HP- 860 rpm	
7	Bath	"04"		

Fan #	LOCATION	STACK	MOTOR	STATUS
8-J	04 - Bath	"05"	Grainger Dayton 3M574 $108.55 Motor 4.4 In, 1/10 HP, 1550v, OpAO, Stud	Replaced on 8/3/2012
9-H	Bath	"06"	1/15 HP-1550 rpm	
10-J+	Kitchen	"06"	1/15 HP-1550 rpm	
11-B+	Kitchen	"07"	1/15 HP-1550 rpm	
12-A	Bath	"06"		5/29/2012 new motor
13-A	Bath	"08"	1/8 HP-1550 rpm	
14-B+	Kitchen	"08"		5/29/2012 new motor
15-B	Bath	"09"	1/15 HP-1550 rpm	
16-A	Bath	"09"	Grainger Marathon: Part No. 1309.11M.10 Model: 8VE48A1101882B P HZ: 60 HP; 1/4 RPM 1075; Volt 115/208-230	Replaced by Electro Mechancial on 2/22/2013

ROOF MITIGATION AFFIDAVITS

Hand Insert the two mitigation affidavits

SURVEILLANCE CAMERAS

As of 5/20/2013 a 5-year lease program was signed with Tyco Integrated Security systems

Operational Lease- $199.00 upon installation completion and **$161.92** per month plus taxes (inclusive of maintenance covering all parts and labor for the duration of our relationship).

Cherif Elsadek
Tyco Integrated SURVEILLANCE
Commercial Business SURVEILLANCE Specialist
celsadek@tyco.com
941-416-1700

- 29” flat panel display with VGA inputs {GT owned; purchased at Sams Club 4/2013}
- Eight cameras {leased}
- 8-channel DVR {leased}

Digital Video Recorder (DVR)
Triplex 8 channel high definition DVR with internal DVD writer

a) Remote viewing and administration capability
(requires static IP address)
b) Simultaneous viewing, recording and
playback.
c) Full motion video recording at 30 frames per second.
d) Programmable for motion detection only.
e) Simple search modes by calendar, time/date, motion and event can be bookmarked

SECOND FLOOR DECK DRAINAGE

- Drainage
- walkways

input the schematic from structural engineering when they did the drains 2006

Slider Engineering

Pavers: Innovative Commercial Construction subcontracted the paver installation to Paver Source, 2430 Terminal Dr. S. St. Petersburg, FL 33712

Walkway: Stardek

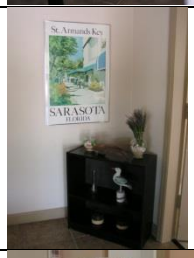
SIGNAGE

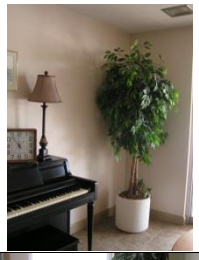
Updated signage was done in 2013.

GARAGE	Exit, Clearance 7 feet, private parking
POOL	Pool rules, non-smoking
STAIRWAY	Each floor will have signage letting firemen know what floor is the roof access, etc. (not done yet)

SOCIAL ROOM

Furniture

Couch	
Glass table / chairs	
Black stand and picture	
Lamps (3)	
Mirror / Table (2)	
Piano and bench	

Plant (2)	 
Sofa	
Game Table / chair	
Television 48 and 60 inch VCR and DVD player	
Pictures	 
Round chairs and coffee table	

STAIRWAYS, NORTH and SOUTH

Roof access on 10th floor on both the north and south end

STORAGE AREAS

CENTRAL STORAGE

DESMOND 909 5	LAVIANO 809 4
DAILY 405 6	OSMER 308 3
WHITCOMB 307 7	SEGAL 401 2
KAUFMAN 703 8	PUNDICK 706 1

SOUTH STORAGE

CACKETT 65 803	COOKE, F 907 64	57 GST	BRUGGER 806 56				
66 HORVATH 606	OMALLEY 606 63	CALLAS 406 58	CURRIE 708 55	STADE 305 47	KANIS 601 46		REYNOLDS 408 37
CACKETT 903 67	HABER 807 62	ZAEHE 301 59	GARCIA 309 54	BERGER 508 48	POCOROBBA 901 45		NEWTON 1003 38
68 Pat Dickerson (2nd)	61 Rafie	GARVEY 902 60	POCAROBBA 901 53	BEARDSLEY 805 49	RIGO 702 44		MOREY 609 39
			52 GST	NIERENBERG 1004 / 5 50	COOKE DORIS 705 43		ALLEN 808 40
			DINEEN 904 / 5 51	EYLES 42			

NORTH STORAGE

SAFRAN 1009 14	CALEDONIA 402 13		STEGELMAN 302 22	BALDI 407 23	GODDARD 1008 29	FARNHAM 704 A 30	FUTCHI 804 A 31	GST
NEWTON 1002 15	KOIS 503 12		TOWNSEND 1001 21	WILLIAMS 701 24	KAMBERG 607 28			
BEHABANI 409 16	SMITH 801 11		SULLIVAN 302 20	THOMPSON 304 25				
LLOYD 608 17	FLORY 704 10	GST 507 18	EDWARDS 906 19	VERNON 802 26	LANDERS 1006 27		SEGAL 908 35	SCHROEDER DOBBS 506 36
	MILAM 604 / 5 9							

TELEPHONE

TELEPHONE (COMCAST voice over IP)
6 dedicated phone lines: (Comcast provider for internet, voice and cable)

a. Conference Calling for BofD meetings when more than two people are not onsite
b. Comcast telephone voice and internet service
c. Otis Elevators monitors the emergency phones in the elevators on a monthly basis. Gulfstream Towers purchased the elevator telephones for $500.00 in 7 2012; and pay only for monitoring.
d. 6 dedicated phone lines:

Office Main line (941) 955-7534	Comcast Voice
Fax and Fire Alarm backup (941) 955-7533	Comcast Voice
Elevator #1 emergency phone (941) 955-0530	Comcast Voice
Elevator #2 emergency phone (941) 955-9189	Comcast Voice
Fire Alarm Primary (941) 955-1185 (should not be digital voice)	*could be “radio” with Critical Systems {antenna on roof}
Entry Call Box (941) 955-1032	Comcast Voice

Input telephone wire circuit both from the garage and on the second floor behind the door

TRASH

- the trash chute opening is 24 x 24
- doors on 9 floors are 15 x 19 ¾

Trash Chute is a device in high-rise buildings for removing garbage. The most common type is the "dry" garbage chute, which consists of a shaft with a ventilation pipe (the upper part of the shaft), loading hatches, and a receiving area (with cans or containers).

The shaft, which is usually made from cement 400 mm in diameter, are vertical and have a smooth inner surface and sound insulating casing.

The loading hatches (on the feeders of the chute) are located in each floor in a designated Refuse Room.

The receiving area is located beneath the chute on the ground floor of the building; it should be at least 2.5 m high, 1.5 m wide, and 2.5 m long, to provide space for garbage cans.

MAINTENANCE

Southern Chute annually maintains the pressure washing of the chutes.

- A **State Licensed**, Fully-Insured (Liability & Workman's Compensation) Mechanical Contractor
- Complimentary annual inspections to ensure your chute complies with Fire Code
- Chute maintenance and repair
- Trash and Linen Chute door repairs and replacement
- Replacement of chute systems
- Parts and other related Products available online at trashchuteparts.com

Fire-rated doors

State of Florida require chute doors that are fire rated. This means that they have been tested by Underwriter's Laboratories to withstand a certain amount of heat during a given period of time, and bear a label that confirms they meet this requirement. All of our trash and line doors are fire rated and bear this U.L. label for fire resistance. In order to qualify as a "fire rated" door, the unit must be able to close and latch automatically. This prevents the door from accidentally being left open, thus allowing smoke and flame to escape.

A Discharge (also called a Guillotine or Rolling-style) door is a device placed at the bottom of a chute line to prevent smoke and flame from using the chute to spread to other floors. It is usually held in an open position by a Fusible link. If a fire occurs, the link melts and the door closes automatically due to the action of either springs (in a Guillotine door), or gravity (in a Rolling-style).

RECYCLE

CARDBOARD CONTAINER

Waste Management is subcontracted by City of Sarasota to collect cardboard from the leased container and collects the recyclables on Tuesday.

CARDBOARD (HAND CARRY to GREEN trash container in south alley)

All cardboard must be broken down and brought down to the south alley dumpster

Place only these items in the green bin. Excess materials can be placed in a paper grocery bag or tied in bundles and placed in the bin.

- Brown paper bags
- Catalogs
- Flattened corrugated cardboard
- Paperboard (pizza boxes, moving boxes, cereal boxes, soda cartons, tissue boxes)

PLASTIC / GLASS

- Crush and rinse plastic containers plastic containers typically marked on the bottom with a 1, 2, 3, 4, 5, 6 or 7

- **Recyclable aluminum include:** aluminum cans, foil, and food trays without residue; steel/tin cans; metal jar lids;) and polycoated paper cartons (milk and juice cartons and boxes).
- Empty aerosol cans
- Aluminum cans, foil and trays
- Milk and juice boxes made from wax-coated paper
- No. 1 and No. 2 plastic bottles that have a neck
- Steel cans
- Lids – if removed from containers
- Glass bottles and jars (all colors)

NEWSPAPERS (hand carry to "Paper Only" Blue recycle bin on south alley)

Paper/ newspapers, junk mail, magazines, telephone directories, white or colored paper, brown paper bags, and paper of just about any type that is not contaminated by food, metal, glue, etc.

- Junk mail (including window envelopes)
- Magazines
- Newspapers and advertisements
- Phone books
- Writing and office paper
- Shredded paper placed in
- a closed brown paper bag

SPECIAL WASTE; FURNITURE OR COMPUTERS

- You must call and make arrangements with The County Department (941) 497-8088 - Waste Management for Residential Recycling
- Residents may call Waste Management at 493-4100 to schedule a pick-up for an appliance or an electronic item. Requests for pick-ups must be made three business days prior to your regular collection day. This service is included at no additional cost (item limits may apply). Please advise the office of your arrangements.

- Stoves, ovens and stove tops
- Microwaves
- Water heaters
- Televisions
- Computers
- Fax machines
- Keyboards

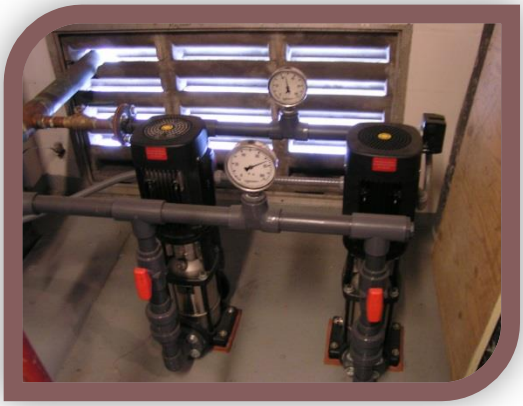
Waste Containers

Two waste containers were purchased in 2012

On 9/28/2012, the Board of Directors approved to purchase two 2-yard waste containers and eliminate the leasing of one container.

City of Sarasota collects the garbage on Monday / Wednesday / Friday

WATER



BOOSTER PUMP

a. Contract with KW Water Pump {Kendall Wilson}
b. 2 2 h/p, CR5-6.5 stage Grundfos vertical multistage stainless steel pumps (1 year warranty from 3/31/2011)
c. 2 2 h/p Yaskawa frequency drives (5 year warranty from 3/31/2011)
d. 2 100 pressure transducers

Pressure is set at 76 lbs and the second pump comes on when demand is over 78 lbs (usually 10 lbs per floor)

SHUT OFF VALVE LOCATION

SHUT OFF VALVES

STACK	AREA	UNITS AND ITEMS
1	North Storage	All 01 Bathrooms
2	North Storage	All 01 Water Heaters/ Kitchen
3	North Storage	All 02 Water Heaters / Kitchen
4	Kitchen	All 02, 03,Community Room Bathrooms
5	Kitchen	All 03 Water Heaters Sink
6	Womens R.R 2nd Fl	All 06 Water Heater , Sink
7	Mens Restroom 2nd Fl	704, 804 Whole Apt. Water Heater, Sink All 03
8	Mens/Wom Sh. 2nd Fl	# 8 Shower, Restroom Area
9	Lobby	305 Whole Apt., 306 Whole Apt.,504,604 Bathrooms
10	Lobby	705,805,904,905,906,1004,1005,1006 Bathrooms All 06 Units Water Heater / Sink
11	Library	06 All Bathrooms
12	Library	07 All Water Heaters, Sinks
13	Weight Room	All 07, 08 Bathrooms
14	South Storage	All 08 Water Heaters / Sinks
15	South Storage	All 09 Water Heaters / Sinks
15A	South Storage	08,09 All Water Heaters and Master Line
16	South Storage	All 09 Bathrooms
18	2nd Floor Shop	Cold Water, 2nd Floor, laundry sink All Laundry sinks and heaters Washing machines on all floors, 3 to 10

WINDOWS HURRICANE IMPACT

The Association Governing Documents state the owners are responsible for replacing and repairing the unit windows and doors.

In 2012, Absolute Windows was the vendor hired to replace 52 owners' windows.

The warranty for the Schwinco windows are as follows:

Shwinco Architectural Products, LLC

Commercial WARRANTY

10 Year

Warranty (except as noted)

Certificate No. _24270-78461-6-12__

Dominator Vinyl Windows and Guardian Doors are warranted to the Certificate Holder for the project listed on this document only. This Warranty remains in effect, except as noted below, for a period of 10 years from the date of significant completion stated on the registration portion of this certificate and is filed with Shwinco.

Frame and Sash Warranty Coverage: Limited Lifetime
Shwinco Architectural Products, LLC., warrants that the vinyl extrusions used to manufacture its Dominator / Guardian fenestration Products are free from defects in material and workmanship in the course of manufacture and will not materially rot, rust, crack, warp, pit, corrode, peel, or blister under normal residential usage and applications and will not materially fail to maintain their basic color characteristics during the warranty period.

Insulated Glass Assembly Warranty Coverage: 10 Year (Limited as noted)
Shwinco Architectural Products, LLC. warrants its Temp Rite insulated glass against seal failure (cloudy obstruction inside [between the panes] of the glass unit) due to defects in Material or workmanship during manufacturing, as long as you the original purchaser owns and resides in the home into which the windows/doors were installed, in accordance with the time periods noted below provided Shwinco's Care and Maintenance procedures are followed. Shwinco will furnish replacement materials as noted below:

1st through 10th year: Full replacement of defective materials when removed and installed by Shwinco or its contract agent. (freight or shipping / handling charges not included)

Colonial Grids: (Internal or Applied) all colonial grids are guaranteed to be within industry standards for alignment and squareness. All grids shall not be out of alignment more than 1/8" or more than 1 degree out of true. Applied grids are warranted against adhesion failure for a period of one (1) year from delivery date.

Impact Glazing: The laminated glass used in impact products will be warranted for a period of 5 years from date of purchase/ installation against delaminating. Defective materials will be replaced at no charge. All Labor charges and limitations apply.

Tempered and/or Specialty Glass: Shwinco warrants any tempered insulated glass for a period of 5 years from the date of delivery. Tempered glass inherently has imperfections and some waving. Industry standards for acceptance of imperfections are the controlling criteria for rejection. Shwinco provides units in accordance with published industry standards and limits its warranty to these standards. Shwinco is very selective in its acceptance of tempered units but tempered glass can affect the overall performance of the insulated unit.

Glass Imperfections: Shwinco follows ASTM pass/fail criteria for acceptance or rejection of imperfections in glazing materials. Basically, an imperfection is viewed when standing 10 feet from the glass surface and looking at an object through the glass and not at the glass itself. When the imperfection is outside the center 75% of the glass (considered viewing area) it is considered acceptable. If the imperfection within the viewing area is not absolutely apparent when viewed in this fashion it is considered acceptable and does not constitute a warranty or rejectable issue.

Stress Cracks: A stress crack is a crack in the glazing created by any form of stress. In order for a crack in glazing to be a warranty issue the claim for the crack must be made to at time of delivery. If materials are delivered and signed for in good order it would be the responsibility of the receiver to replace any damaged materials after that point. Shwinco reserves the right to impose service charges for both the inspection and/or all costs associated with the repair and replacement of any damaged material not noted at time of delivery.

Shipping and Handling Charges: The above warranty coverages do not include the costs associated with shipping or handling charges or the preparation of materials for shipment.

Hardware Warranty Coverage: Lifetime (Limited)
Shwinco Architectural Products, LLC Warrants all hardware attached to its Window Products to be free from defects in material and workmanship in the manufacture of its Window Products for a period of one (1) year from the assigned date of significant completion listed on the warranty registration below. Shwinco Architectural Products, LLC **shall** furnish hardware materials for replacement of defective materials within this time period provided Shwinco's Care and Maintenance recommendations are followed. (Labor or shipping/handling charges not included). (Labor or shipping/handling charges not included)

Condensation: Condensation is a climatic event created by the presence of excess moisture in the air. Windows do not produce water. The installation of new windows can trap existing moisture in the home which could cause initial development of condensation. The existence of condensation is not the result of leaky windows but of tight ones. Condensation is not a warrantable issue but is an indicator of an existing situation that may require the use of a dehumidifier or other means of removing the water that exists in the air inside your home.

Leakage Coverage: In the event that there is any claim of leakage, Shwinco or its agent will make every effort within its power to verify the location and source of leakage. Shwinco reserves the right to impose testing, service, evaluation and trip charges for all costs related to the testing and evaluation process related to any claim of leakage on a Shwinco product. Shwinco absolutely does not warrant installation of its products and there shall be no warranty either inferred or implied regarding installation of supplied products. In the event Shwinco would make recommendation for performance of the installation there is no intended, implied or resulting installation warranty or coverage of any type. Each installer should provide a separate warranty for their work to the purchaser and Shwinco accepts no responsibility intended or implied and the purchaser shall hold Shwinco harmless in regards to installation. Shwinco tests many of its products for both Residential and Commercial water testing in accordance with AAMA fenestration standards. The water portion of the testing is based on static load (psf) while being inundated with water spray. The test pressure is determined by taking 15% of the Design Pressure; for example a DP50 window must pass a water pressure of 7.5 pounds. This water pressure is the standard for the industry. Shwinco products perform with the best in the industry and typically perform higher than minimum requirements. However, this does not mean that a fenestration product will not allow some water penetration during extreme weather such as tropical storms, depressions and/or hurricanes but it does mean that Shwinco products will perform better than most other products on the market. It should also

1

noted that the style of product can make a significant difference as well. For example, it is a common misconception that water in the sill of horizontal sliding windows or sliding glass doors indicates that the product may have a problem or may be leaking. This is incorrect. The weep system is designed to channel water out of the sill track but in the process water has to stand for a period of time to allow the weep system to work. It is imperative that periodic checks and cleanings take place to insure the easy passage of water through the weep system. (See Shwinco Care and Maintenance Manual)

Coverage Exclusions and Limitations
Shwinco Architectural Products, LLC does not warrant installation of the Window Products into new or existing structures under any circumstances and this Warranty excludes defects or damages of any kind caused by improper installation or practices or other alteration, accident, fire, hail, flood, lightning, hurricane, tornado, windstorm, sandstorm, earthquake, or other acts of God, vandalism, misuse, abuse, harmful fumes, vapors or chemicals, settlement, structural changes or distortion of the structure, building heat or excessive temperature exposure (including temperature build up caused by the presence of storm windows), the internal or external modification of any Window Product (including application of primers, paints or solvents to Window Products), minimal fading or chalking due to weathering. Products must be installed following Shwinco recommended procedures and engineering methods. In the event installation is not in accordance with these procedures and methods all warranties and coverage may be voided. Shwinco from time to time may supply products manufactured by others and these products are excluded from Shwinco's warranty coverage as these products would be warranted by the original manufacturer. Shwinco Architectural Products, LLC reserves the right to discontinue or make changes in any of its fenestration Products. If the Window Products covered by this warranty are not available, in the event of replacement of defective Window Products, Shwinco Architectural Products, LLC shall have the right to substitute a replacement window that in Shwinco's sole discretion is of equal quality or value. If the Window Products fail to perform in accordance with the above standards during the warranty period, Shwinco Architectural Products, LLC will, at its sole option, upon notification and validation of the complaint by inspection, repair defective Window Products or supply replacement vinyl windows to replace defective Window Products to the Original Purchaser. The original Purchaser shall pay any and all labor costs necessary to install replacement vinyl windows. Shwinco Architectural Products, LLC will bear no other expenses of any kind and Original Purchaser's exclusive remedy shall be repair or replacement on the basis stated. Any cost and expense beyond Shwinco's liability hereunder shall be the original Purchaser's responsibility. Any repaired Window Products or replacement windows will be subject to the original Warranty hereunder and the Warranty period will not be extended. Shwinco Architectural Products LLC is giving you an express limited Warranty. Shwinco Architectural Products, LLC cannot and shall not be liable to you for a breach of any other written or oral express warranties, such as those, if any, given to you by dealers, contractors, applicators or distributors, of the Window Products. Any Implied Warranties of Merchantability and Fitness for a particular purpose, are Limited in time to the duration of this Express Warranty. Shwinco Architectural Products, LLC SHALL NOT be liable for any CONSEQUENTIAL or INCIDENTAL DAMAGES or for Breach of any Express, Written, Oral OR Implied Warranty. The sole remedy provided under this warranty is REPLACEMENT ONLY of the defective materials on the TERMS STATED IN THIS CERTIFICATE. SOME STATES DO NOT ALLOW THE EXCLUSIONS OF LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES OR LIMITATION OF THE DURATION OF IMPLIED WARRANTIES, therefore THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY TO YOU. This Warranty gives you specific legal rights and you may also have other rights which vary from state to state.

Storm Procedure: In the event your home has been affected by a passing storm, it is necessary to have your products inspected by a Shwinco representative or agent because not all damage is immediately visible. There could be hidden damage not evident at the time of the storm or shortly thereafter. You may even experience the affects of tornadoes and/or hurricanes for some time later. It is vital that you make your insurance company aware of possible storm incurred defects that you are not necessarily experiencing at the time but may become evident at a later date. To schedule an aftermath home inspection call 1-800-SHWINCO. There may be associated charges incurred depending on location and urgency. The aftermath inspection process is critical in the continuation of warranty coverage on your products. Failure to report and subsequently have inspected could result in voiding the warranty coverage.

Care and Maintenance: In order for the above warranty to be valid Shwinco's Care and Maintenance requirements must be followed beginning within 30 days of receiving the Shwinco products.

Warranty Validation: All warranties must be validated by mailing completed registration forms to Shwinco Architectural Products, LLC. 171 Pemco Drive, Dothan, AL. 36303 (attn: warranty dept.) Within 30 days of agreed upon date of significant completion. Registration forms must be completely filled out and dated.

Claims Procedure: Any claims hereunder must be presented to Shwinco Architectural Products, LLC within the warranty period and within 30 days of defect occurrence. The claim should describe the claimed defect, refer to this Certificate number and provide proper proof of the date of original installation and the Original Purchaser(s) name, address and telephone number. Shwinco Architectural Products, LLC also reserves the right to delegate repair services and also supply required repair of replacement parts and materials through the dealer closest to you. In the event said repair of replacement parts and materials cannot be handled through an authorized dealer, you may be required to pay related Shipping/Handling or Delivery charges. Send written correspondence to Shwinco Architectural Products, LLC 171 Pemco Drive Dothan, AL. 36303. The Window Manufacturer shall have 90 days to investigate any claim hereunder.

Choice of Venue Clause: This Warranty and Agreement is accepted at Shwinco Architectural Products, LLC's home office and shall be governed by, and interpreted in accordance with, the laws of the State of Alabama. The parties hereto consent to the sole, exclusive and mandatory jurisdiction and venue located in Houston County, Alabama, for any action or claim between the parties.

Shwinco Architectural Products, LLC

Commercial Warranty Registration

Certificate No. _24270-78461-6-12_____

Purchaser: _ABSOLUTE WINDOW & SHUTTER, INC._____

Address: _171 CENTER RD._____

_VENICE, FL 34285_____

2

Absolute Window & Shutter Inc.
210 Center Court
Venice, Florida 34285
Phone: 941-485-7774
Fax: 941-483-1850
Lic. CGC1516962

The specifications for the windows are:

WARRANTIES add

WARRANTY ITEMS FOR GST					
AREA		**PURCHASE PRICE**	**DATE PURCHASED**	**DATED WARRANTY EXPIRES**	**ADDITIONAL COMMENTS**
AIR CONDITIONERS					
Elevator Room on Roof			4/2010		
Fitness Center (mini split) 18,000 BTU Daikin 5-year warranty	Model: FTXN18VJUE003474 Serial:	Washable	7/6/2012	5-YEAR WARRANTY EXP. 7/6/2017	
Fitness Center (heat pump)	Model: RXN18KVJU C003474				
Kitchen			2/1/2012		
Lobby			7/2007		
Social Room on Second Floor (inlcudes office)			2/1/2012		
BOOSTER DOMESTIC PUMPS		**$14,200.00**	**3/31/2011**		
I. BOOSTER PUMP MAINTENANCE CONTRACT					
a. Contract with KW Water Pump {Kendall Wilson}				3/31/2016	
b. 2 2 h/p, CR5-6.5 stage Grundfos vertical mutli-stage stainless steel pumps (1 year warranty from 3/31/2011)					
c. 2 2 h/p Yaskawa frequency drives (5 year warranty from 3/31/2011)					
d. 2 100 pressure transducers					
DOOR KNOBS & KICKPLATES					
Lifetime guarantee from Home Depot					
ELEVATOR					
Otis elevator last load test					
ENTRY CALL BOX SYSTEM					
Linear Limited Warranty			**03/2012**	**03/2014**	
ENTRY SLIDING GLASS DOORS					
PortAlp one year warranty		**$12,600.00**	**1/2/2012**	**1/2/2013**	
FIRE SAFETY					
Fire Panel Notifier					
Fire Sprinklers and Fire pump test (last test on 8/19/2011)					
Fire Pump (Piper)		**$6,543.00**	**4/11/2012**		
FITNESS EXERCISE EQUIPMENT:					
Purchased from Results Fitness Repair, 1376 Western Pine Circle, Sarasota, FL					
Refurbished Commercial Recumbent Exercise Bike 2 year warranty on labor and 1 year on parts	Nordic Trac 9600	885	3/18/2011	3/18/2013 (Labor only)	3/18/2012 (Parts Only)
Refurbished Commercial Treadmill 2 year warranty on labor and 1 year on parts	True 700 Series	1,095.00	3/18/2011	3/18/2013 (Labor only)	3/18/2012 (Parts Only)
POOL					
Gas heater	**Hayward H Series**		**11/16/2010**		
Pumps (Steiner)					
Pool Furniture					
PRESSURE WASHER					
ROOF					
Roof 20-year warranty (must still maintain)		$89,773.00	1/31/2000	1/31/2020	Coal Tar pitch build up roof. Installed by Tar Heel Roofing in 2000. 2 year warranty on defective workmanship
VACUUM CLEANER					
1-YEAR PLAN 072951523736K WalMart $3.00	2YEARS TOTAL	3.00	12/6/2011		
BSL PF BGLSS 001112001111 $43.84		43.84	12/6/2011		
SHOP VAC					
Dirt devel'					