

Ville De Marco West, A Condominium, Inc.

Marco Island, Florida



Structural Integrity Reserve Study

Project Consultant:



MILESTONE STRUCTURAL CONSULTANTS, LLC

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December 4, 2024

Ville De Marco West, A Condominium, Inc.

Attention: Brandon Shaver, Property Manager

Re: Structural Integrity Reserve Study

Milestone Structural Consultants, LLC (MSC) has completed a Structural Integrity Reserve Study (SIRS) of Ville De Marco West, a condominium per Florida Statute Chapter 718, located at 1200 – 1208 Edington Place, Marco Island, FL 34145, per the approved sub-consultant agreement with JMC Engineering Inc.

MSC performed a limited visual non-invasive inspection and assessment of applicable condominium property, on June 7th and June 28th, 2024, with the latter date recognized as the effective date of the study. The purpose of the study is to determine and state the estimated remaining useful life of applicable building components and determine the estimated replacement cost and/or deferred maintenance expense as related to the structural integrity and safety of the building(s), meeting the minimum statutory requirements of Florida Statute 718.112(2)(g).

Given the specific scope of this SIRS, which focuses only on the minimum statutorily required items, exclusively at condominium buildings three stories in height or higher, it is MSC's recommendation that the association consider performing a general reserve study of all association property to develop a complete and comprehensive property reserve funding strategy. Additionally, the SIRS recommendations provided have been formulated utilizing both the component method (straight line) and pooled method (cash flow). It should be noted that these calculations do not account for inflationary factors for future expenditures. MSC advises, given nature of the reserve recommendations within, as a point-in-time evaluation, the association should perform regular updates to the SIRS to ensure future reserve contributions properly consider changing market factors and variability. At a minimum, MSC recommends that the association conduct Structural Integrity Reserve Studies every 10 years to comply with the mandatory requirements outlined in FS 718.112.

MSC is committed to keeping you fully informed about the study's findings and recommendations.

For any inquiries or clarifications regarding the Structural Integrity Reserve Study, please contact us.

Respectfully Submitted,

Milestone Structural Consultants

Alan W. Siscoe, P.E.
Florida Registration # 88536



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1. EXECUTIVE SUMMARY

Client: Ville De Marco West, A Condominium, Inc.
Attention: Brandon Shaver, Property Manager
Project Address: 1200-1208 Edington Place, Marco Island, FL 34145
Client Contact: Phone: (239) 272-2483 Email: brandon@beachsidepm.com
MSC Project #: 24-023

1.1 Community Overview:

Ville De Marco West, A Condominium, Inc. is a condominium association situated in the city of Marco Island in Collier County, Florida. The property is located to the north side of North Collier Boulevard North at the end of Bald Eagle Drive at the northwest side of the peninsula at Marco Bay. The condominium association property includes (5) four-story residential buildings constructed in 1973, according to the Collier County Property Appraiser, encompassing a total of 72 private residential units. Four of the buildings containing 16 private residential units, Buildings A, B, D and E respectively, and the fifth, building C contains 8 private residential units located at the tip of the peninsula.

1.2 Structural Integrity Reserve Study Purpose:

The purpose of the Structural Integrity Reserve Study (SIRS) is to assist the board of directors with their fiduciary responsibility. SIRS reserve components identified in this study meet the minimum requirements of Florida Statute 718.112(2)(g). It should also be noted that based on these requirements, only buildings three stories in height or higher have been considered for this report.

The SIRS strategically allocates reserve funds for capital expenditures and deferred maintenance helping to ensure the structural integrity of applicable association property. This proactive planning approach is aimed to provide the ability to perform necessary repairs and replacements when required, designed to avoid the need for large special assessments that could impose a significant financial burden on association members.

1.3 Structural Integrity Reserve Study Limitations:

This Structural Integrity Reserve Study (SIRS) is not intended to serve as a General Reserve Study. This study does not provide a comprehensive overview of all association property for which reserve funds would typically be recommended and allocated for replacement and deferred maintenance. This includes elements such as operating costs, the association property under three-stories in height, pavement, the pool, related elements and other significant components and condominium property outside of the statutory minimum requirements of the SIRS that require periodic maintenance or replacement, but do not impact the structural integrity or safety of the applicable association property.

Additionally the calculations and tables do not account for inflation adjustments or interest accrued on reserves. Consequently, it's advisable to update reserve estimates regularly to keep pace with current market conditions and guarantee sufficient funding for upcoming capital expenses. Market fluctuations and other intrinsic factors can cause considerable year-to-year variations in the required reserve contributions. This highlights the necessity of frequent updates and careful financial planning.

1.4 Existing Association Reserve Funding Summary:

Existing Association Pooled Reserve Summary

MSC performed an unaudited review of the association's approved 2024 budget and the breakdowns of scheduled contributions and expenditures to determine the anticipated January 1, 2025, pooled reserve starting balance.

2024 Pooled Reserve Summary	
Beginning Pooled Reserve Balance January 1, 2024	\$ 512,960.00
Scheduled 2024 Annual Contributions	\$ 160,000.00
Anticipated Expenditure (At Budget Approval)	\$ (270,386.00)
Expected Cash Balance January 1, 2025	\$ 402,574.00
Current SIRS Allocation (77.16%)	\$ 310,626.10

Existing Unaudited Pooled Reserve Funds Provided by Association.

1.5 SIRS Component Method Summary

Structural Integrity Reserve Study Component Method Summary						
#	Component Description	Remaining Useful Life	Estimated Date of Expenditure	2024 Replacement Cost	SIRS Reserve Allocation Recommendation	Recommended 2025 SIRS Reserve Contribution
A Roof						
A.1	Metal Tile - Mansard Roofs (All Buildings)	22	2046	\$ 198,000.00	\$ -	\$ 9,000.00
A.2	Low Sloped Single Ply TPO Roof (Building A)	17	2041	\$ 189,000.00	\$ -	\$ 11,117.65
A.3	Low Sloped Single Ply TPO Roof (Building B)	17	2041	\$ 189,000.00	\$ -	\$ 11,117.65
A.4	Low Sloped Single Ply TPO Roof (Building C)	17	2041	\$ 136,500.00	\$ -	\$ 8,029.41
A.5	Low Sloped Single Ply TPO Roof (Building D)	17	2041	\$ 189,000.00	\$ -	\$ 11,117.65
A.6	Low Sloped Single Ply TPO Roof (Building E)	17	2041	\$ 189,000.00	\$ -	\$ 11,117.65
B Structural Members and Systems						
B.1	Structural Members and Systems (DM)	1	2025	\$ 129,250.00	\$ 129,250.00	\$ -
C Fireproofing and Fire Protection Systems						
C.1	Fire Alarm System	11	2035	\$ 102,500.00	\$ -	\$ 9,318.18
C.2	Fire Protection Systems (DM)	5	2029	\$ 25,000.00	\$ -	\$ 5,000.00
D Plumbing						
D.1	Plumbing (DM)	5	2029	\$ 22,500.00	\$ -	\$ 4,500.00
E Electrical Systems						
E.1	Emergency Lighting and Signage	1	2025	\$ 14,000.00	\$ -	\$ 14,000.00
F Waterproofing and Exterior Painting						
F.1	Building Painting	1	2025	\$ 195,000.00	\$ -	\$ 195,000.00
F.2	Building Sealants	1	2025	\$ 19,500.00	\$ -	\$ 19,500.00
F.3	Walkway & Stair Waterproofing Coatings	1	2025	\$ 167,500.00	\$ 50,876.10	\$ 116,623.90
F.4	Balcony Waterproofing Coatings	1	2025	\$ 115,500.00	\$ 115,500.00	\$ -
G Windows and Exterior Doors (Common)						
G.1	Lobby Doors, Rear Facing	3	2027	\$ 123,000.00	\$ -	\$ 41,000.00
G.2	Lobby Doors, Windows & Openers	20	2044	\$ 80,000.00	\$ -	\$ 4,000.00
H Other Items - Impact a-g						
H.1	Walkway Guard Railings	10	2034	\$ 308,000.00	\$ -	\$ 30,800.00
H.2	Balcony Guard Railings	10	2034	\$ 275,000.00	\$ -	\$ 27,500.00
H.3	Stair Guard and Hand Railings	10	2034	\$ 93,500.00	\$ -	\$ 9,350.00
H.4	Railing Repair (DM)	1	2025	\$ 15,000.00	\$ 15,000.00	\$ -
H.5	Seawall Restoration (Creek)	19	2043	\$ 640,277.00	\$ -	\$ 33,698.79
H.6	Seawall Restoration (River)	5	2029	\$ 400,005.00	\$ -	\$ 80,001.00
H.7	Seawall Restoration (Point)	36	2060	\$ 1,800,000.00	\$ -	\$ 50,000.00
Totals				\$ 5,616,032.00	\$ 310,626.10	\$ 701,791.87

See Section 6. Structural Integrity Reserve Component Details for additional information and considerations for each component.

1.6 SIRS Cash Flow Method Recommended Reserve Funding Table

Cash Flow Recommended Reserve Funding Table								
2024	N/A	\$ 310,626.10						
FY	Scheduled Expenditure	Reserve Balance	FY	Scheduled Expenditure	Reserve Balance	FY	Scheduled Expenditure	Reserve Balance
2025	\$ 655,750.00	\$ 100,000.00	2035	\$ 405,000.00	\$ 614,245.00	2045	\$ 540,250.00	\$ 228,468.00
2026	\$ -	\$ 260,000.00	2036	\$ -	\$ 806,745.00	2046	\$ 407,000.00	\$ 46,468.00
2027	\$ 123,000.00	\$ 300,250.00	2037	\$ -	\$ 1,002,495.00	2047	\$ -	\$ 274,718.00
2028	\$ -	\$ 466,750.00	2038	\$ -	\$ 1,201,495.00	2048	\$ -	\$ 506,218.00
2029	\$ 447,505.00	\$ 188,995.00	2039	\$ 256,500.00	\$ 1,147,245.00	2049	\$ 47,500.00	\$ 693,468.00
2030	\$ -	\$ 361,995.00	2040	\$ -	\$ 1,352,745.00	2050	\$ -	\$ 931,468.00
2031	\$ -	\$ 538,245.00	2041	\$ 892,500.00	\$ 668,995.00	2051	\$ -	\$ 1,172,718.00
2032	\$ 209,000.00	\$ 508,745.00	2042	\$ -	\$ 880,995.00	2052	\$ -	\$ 1,417,218.00
2033	\$ -	\$ 691,495.00	2043	\$ 640,277.00	\$ 455,968.00	2053	\$ 209,000.00	\$ 1,455,968.00
2034	\$ 47,500.00	\$ 829,995.00	2044	\$ 127,500.00	\$ 546,968.00	2054	\$ 1,590,357.14	\$ 116,610.86

Threshold Year 2046 Mansard Roof Replacement and Scheduled Waterproofing Interval

1.7 Prioritized Expenditures:

Based upon the SIRS visual inspection findings as well as the recommendations within the JMC Engineering, Inc Milestone Inspection Report, the following deferred maintenance and/or repair projects should be prioritized.

1. Address efflorescence, isolated concrete spalling, and crack repairs observed at exterior walkways and balconies of all buildings as a typical condition. Perform these repairs promptly to prevent further damage to the structural concrete and underlying steel reinforcement, which could lead to unsafe or dangerous conditions in the future.
2. The existing waterproof coatings on walkways, balconies, and stairs have surpassed their useful life and are in poor condition. Following the completion of the structural repairs mentioned above, MSC recommends that the association install a new urethane cold fluid-applied waterproofing coating, such as SIKa Masterseal 1500, on all elevated horizontal reinforced concrete surfaces of the building, including walkways, balconies, and stair towers.
3. The paint and sealants at all five buildings have reached the end of their useful life. MSC recommends repainting the buildings with a new 7-year coating of acrylic exterior paint. Due to the harsh environmental factors the community is exposed to, MSC also recommends the painting of buildings painting should be performed on a 7-year interval.
4. The guardrails were observed to be in fair condition overall, with some isolated areas in poor condition. Common issues included failed railing coatings and loss of member sections at railing picket structural connections. MSC recommends that the association consider replacing the guardrails during the recommended building envelope and waterproofing project to take advantage of economies of scale. At a minimum, MSC advises performing deferred maintenance repairs on damaged guardrail components and applying a new protective coating to the aluminum. This will protect the elements from coastal exposure and help achieve their estimated useful life.
5. Based on visual observation and review of the association reserve recommendations and the age and estimated useful life of the components, MSC recommends the association engage with a licensed professional for a condition assessment of the existing "River" Seawall. This recommendation is primarily based on the age of the component having exceeded the typical estimated useful life periods associated with seawalls of 40 years.

6. Based on visual observation and review of the association reserve recommendations and the age and estimated useful life of the components, MSC recommends the association develop a specification to replace existing rear facing lobby doors and windows with new Florida Building Code compliant elements.
7. The property is in the hurricane-prone region and the wind-borne debris region. Loose materials and debris on the roof and property will become wind-borne during a high wind event and can cause impact damage to the property or its neighbors. Inspecting the roof regularly should be performed twice a year and after storm events at a minimum. Periodically clean the roof of accumulated dirt and algae growth with methods acceptable to the manufacturer.

1.8 5 Year Outlook - Recommendations:

Based upon MSC understanding of the existing reserve position of Ville De Marco West, along with the list of prioritized repairs and the associated remaining useful life periods and condition of the elements described. MSC recommends the following expenditures over the next 5 years.

- 1) Fiscal Years 2025 – MSC recommends the association perform structural concrete repairs and associated waterproofing recommendations as well as the painting and installation of sealants throughout each building in the community. Additionally, MSC recommends repairs and/or replacement of guard railings due to the damage observed at multiple locations during the inspection.
- 2) Fiscal Years 2027 – Based on visual observations of the existing condition of the rear facing lobby doors and the age of the elements versus the typical useful life associated with the elements, MSC recommends the association replace the rear facing lobby doors in concert with the scheduled useful life of the elements.
- 3) Fiscal Year 2029 – Based on visual observations of the existing condition of the “River Seawall,” the typical estimated useful life of similar components, and MSC’s understanding that the seawall is at or above 40 years in age according to association records, MSC recommends that the association engage a licensed professional to perform an evaluation to assess the current condition of the seawall and related components. Specifications and details for any necessary repairs or replacements should be developed and performed within the next five years.

2. DEFINITIONS

Association - Means, in addition to any entity responsible for the operation of common elements owned in undivided shares by unit owners, any entity which operates or maintains other real property in which unit owners have use rights, where membership in the entity is composed exclusively of unit owners or their elected or appointed representatives and is a required condition of unit ownership.

Association Property - Means that property, real and personal, which is owned or leased by, or is dedicated by a recorded plat to, the association for the use and benefit of its members.

Condominium - Means that form of ownership of real property created pursuant to chapter 718 FS, which is comprised entirely of units that may be owned by one or more persons, and in which there is, appurtenant to each unit, an undivided share in common elements.

Condominium Property - means the lands, leaseholds, and improvements, any personal property, and all easements and rights appurtenant thereto, regardless of whether contiguous, which are subjected to condominium ownership.

Condominium Documents - Means the documents that create a condominium, including, but not limited to, declaration of condominium, articles of incorporation of the association, bylaws, and the ground lease or other underlying lease, if any. The document evidencing a unit owner's membership or share in the association. The document recognizing a unit owner's title or right of possession to his or her unit.

Common Elements - Means the portions of the condominium property not included in the units.

Limited Common Elements - Means those common elements which are reserved for the use of a certain condominium unit or units to the exclusion of other units, as specified in the condominium documents.

Reserves - Means monies set aside for the projected repair replacement and/or deferred maintenance of the association's common elements.

Component - Means a specific item or element which is part of the association's common element property and is considered to require reserve funding.

Monthly Contribution - Means the recommended total amount of reserves required to be collected to fund the SIRS each month. The monthly contribution shall be divided by responsible parties in percentages as described by the condominium documents.

Annual Contribution - Means the total amount of reserves required to be collected to fund the SIRS each year. The annual contribution shall be divided by responsible parties in percentages as described by the condominium documents.

Component Method - Also known as the straight-line method, calculates reserve funding requirements by evaluating the unfunded balance of each component in relation to its remaining useful life.

Pooled Method - Also known as the cash flow method, is a way to manage reserve funds for community associations. In this method, multiple reserve assets are combined into a single general account. This pooled reserve account is then used to fund all planned projects and maintenance needs of the community within the 30-year scope of the analysis.

Funding Goal (Pooled Method) - The funding goal is the target amount of reserve contributions where the reserve balance is kept above a stated threshold during the 30-year scope of the reserve analysis. while funding scheduled expenditure.

Assessment – (1) Systematic collection and analysis of data, evaluation, and recommendations regarding an existing building or portion thereof. (2) Means a share of the funds required for the payment of common expenses, which from time to time is assessed against the unit owner.

Special Assessment – Means any assessment levied against unit owners other than the assessment required by a budget adopted annually.

Common Expenses - means all expenses properly incurred by the association in the performance of its duties, including expenses specified in s. 718.115.

Visual Inspection or Observation – Means the visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.

Useful Life - Means the anticipated total time in years that a Reserve Component is expected to serve its intended function in its present application or installation before needing replacement or major repair.

Remaining Useful Life - Means the estimated time a Reserve Component will continue to function, considering its age, current condition, and upkeep before needing replacement or major repair.

Replacement Year - Means the year that the component is scheduled to be replaced.

General Reserve Study – Means a tool designed to assess the current financial health of the reserve fund and to develop a reliable and equitable funding strategy to cover expected future expenses for all common area association property.

Structural Integrity Reserve Study – Means a study of the reserve funds required for future major repairs and replacement of the condominium property performed as required under FS 718.112(2)(g).

Condition, Good – No Substantial Structural Deterioration and No Dangerous Condition Observed

Condition, Fair – Indication of Structural Deterioration Observed and No Dangerous Condition Observed.

Condition, Poor – Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed

Condition, Significant – Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition

Substantial Structural Deterioration – Means a condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous.

Unsafe Condition – Buildings that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.

Dangerous – Any building, structure, or portion thereof that meets any of the conditions described below shall be deemed dangerous:

- The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
- There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.

3. STRUCTURAL INTEGRITY RESERVE STUDY DISCLAIMER

The Structural Integrity Reserve Study (SIRS) is not designed to function as a comprehensive General Reserve Study. The SIRS does not provide an all-encompassing overview of all association properties for which reserve funds should be allocated for replacement and deferred maintenance in a comprehensive funding plan for common expenses.

Furthermore, the SIRS does not fulfill the statutory requirements of 718.112(2)(f) Annual Budget. The items identified in the SIRS report are intended to supplement and update/replace existing overlapping items in the current annual budget that are already being reserved for. This includes items such as operating costs, significant components of buildings within the condominium that are not subject to the SIRS statutory requirements, and other common condominium property outside of the statutory minimum requirements of the SIRS that require periodic maintenance or replacement. *It should also be noted that SIRS items, per Florida Statute 718.112, are prohibited from being waived or reduced.*

There are also items excluded from this study that a general reserve would recommend reserve funding for including at buildings subject to the SIRS requirements. However, these components do not impact the structural integrity or safety of the buildings and thus have been omitted from the study. This approach ensures that the SIRS focuses on the most critical structural and safety aspects of the buildings which in MSC's opinion, is in line with the spirit of the statute.

Other considerations, both the Component Method and Pooled Method Calculations, do not factor in inflation or interest on reserves. As such, given the nature of this report as a snapshot in time, it is crucial to update estimates of appropriate reserve contributions on a regular basis. This is to account for yearly market changes affecting the common elements as there can be significant fluctuations in the reserve contribution from one year to the next due to changes in market conditions and other inherent factors associated with the Component Method.

The Report or any part of the report is not to be used as a design specification, engineering document, or appraisal, and its distribution is limited to parties within your organization and those legally entitled to review it, such as government entities and other parties as required by law.

4. METHODOLOGY

Milestone Structural Consultants, LLC (MSC), has developed the statutorily required Structural Integrity Reserve Study (SIRS) for **Ville De Marco West, A Condominium, Inc.** A limited visual inspection and assessment of applicable condominium property was performed on June 7th and June 28th, 2024. This report provides an analysis of reserve contributions in accordance with the requirements outlined in Florida Statutes 718.112(2)(g).

Florida Statute 718.112(2)(g) – Structural Integrity Reserve Study (SIRS)

- 1.) A residential condominium association must have a structural integrity reserve study completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height, as determined by the Florida Building Code, which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:
 - a) Roof
 - b) Structure Including Load-Bearing Walls and Other Primary Structural Members & Primary Structural Systems as those terms are defined in s. 627.706
 - c) Fireproofing and Fire Protection Systems
 - d) Plumbing
 - e) Electrical Systems
 - f) Waterproofing and Exterior Painting
 - g) Windows and Exterior Doors (Common)
 - h) Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-g., as determined by the visual inspection portion of the structural integrity reserve study.

Reserves allocated for Structural Integrity items, including essential building components, are mandated, and cannot be waived or reduced. This legal requirement's goal is to maintain adequate funds for crucial maintenance and repairs without requiring large special assessments. For each inspected item, the SIRS must provide an estimate of its remaining useful life, which is the expected lifespan from the time of the study. Additionally, an estimate of the replacement cost or deferred maintenance expense for each item must be provided. This cost estimation considers current market prices, labor costs, and any other relevant factors.

This report includes analysis using both the Component Method and the Pooled Method of reserves. These methods are consistent with the association's reserve practices and comply with recent updates to Florida's condominium laws under House Bill 1021 (HB 1021).

The Component Method total funding recommendation is the sum of the required funding for each component. This helps the condominium plan their budget effectively and ensures they have sufficient funds for future replacements or maintenance to prevent large special assessments.

The Pooled Method allows for funding a group of assets from one overall reserve fund, rather than maintaining separate reserve accounts for each item. However, due to the requirements of FS 718.112, the pooled reserves must be kept in two separate pools, General Reserve Pool and a SIRS Pool, as SIRS items are prohibited from being waived or reduced. The scope of the study for the Pooled Method is 30-years and the funding goal is to maintain a threshold minimum of \$50,000.00 while funding scheduled expenditure. This goal provides a buffer for the association to help meet its financial obligations without needing to impose large special assessments or loans. The pooled method components with remaining useful life's that exceed the 30-year scope have been considered in year 30 to prevent future balloon payments in the reserve funding schedule.

5. STRUCTURAL INTEGRITY RESERVE STUDY REPORT

MSC has performed a Structural Integrity Reserve Study (SIRS) for **Ville De Marco West, A Condominium, Inc.** a Condominium pursuant to the fiduciary responsibility of the Board of Directors outlined in Florida Statute 718.112(2)(g).

Visual inspections of components outlined in Florida Statute 718.112(2)(g) were performed at applicable condominium property which included the (5) four-story buildings, Building A, Building B, Building C, Building D, and Building E. Components not specifically required under the statute were not considered for this report, however MSC does recommend that the association perform a general reserve for all association property to develop a comprehensive funding strategy for all condominium property when formulating the association's budget. The effective date of the study is the last day visual inspections were performed, which was on June 28th, 2024.

5.1 Property Map (Applicable Association Property):



Ville De Marco West, Inc., of Marco Island
Located at 1200 - 1208 Edington Place, Marco Island Florida 34145

5.2 Ville De Marco West SIRS Scope:

Applicable condominium property considered for the study at Ville De Marco West included the (5) four-story buildings located on the property and related components that impact their structural integrity. Association records provided to MSC, discussions with board members during the site visit, and available public records were reviewed in addition to the required visual observations performed at accessible components of applicable condominium property were considered for the SIRS. No destructive or invasive testing was performed during the inspection.

A. Roof

MSC performed visual observation on the roof accessed as well as from the ground as well as interior access points to the mansards to observe attic accessible structural framing members of the roof system.

B. Structure

MSC performed visual observation from the ground as well as at all elevated walkways and stair towers of each three-story building. Additionally, observations from 25% of unit interiors and balconies were performed at the (5) four-story buildings.

C. Fireproofing and Fire Protection Systems

MSC performed visual observations of the fire alarm system and fire protection components, including fire extinguishers, pull stations, flashers and sounders. No fire protection sprinklers appear to be present at the community.

D. Plumbing

MSC performed visual observations of accessible plumbing fixtures. No destructive testing was performed during the inspection to access plumbing hidden in walls or ceilings that service individual residential units.

E. Electrical Systems

MSC performed Visual observations of accessible electrical systems. No destructive testing was performed during the inspection to access electrical systems hidden in walls or ceilings that service individual residential units.

F. Waterproofing and Exterior Painting

MSC performed visual observation from the ground as well as at all elevated walkways and stair towers of each building and 25% of the private unit balconies.

G. Windows and Exterior Doors (Common)

Common windows and doors at lobby entrances were observed by MSC at each building.

H. Other items that exceed \$10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-g., as determined by the visual inspection portion of the structural integrity reserve study.

MSC performed visual observation from the ground as well as at all elevated walkways, stair towers and 25% of private unit balconies to assess the existing railings systems due to the structural and life safety nature of the components. Additionally, MSC perform visual observation of the (3) seawalls around the property as the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-g of the statutory minimum required elements of applicable association property.

5.3 Exclusions from SIRS:

Condominium property excluded from the SIRS, which would typically be considered in a General Reserve Study, include but are not limited to the following:

Plumbing

Due to the majority of plumbing components not directly impacting the structural integrity or safety of the buildings in the scope of the SIRS not all typical plumbing components typically recommended in a General Reserve have reserve recommendations. For the SIRS only deferred maintenance recommendations for plumbing components that impact the structural integrity or safety of the building are included.

Electrical Systems

Due to the majority of electrical components not directly impacting the structural integrity or safety of the buildings in the scope of the SIRS not all electrical components typically recommended in a General Reserve have reserve recommendations. For the SIRS only deferred maintenance recommendations for electrical systems that impact the safety of the building are included.

Elevators

Elevators are not a required reserve item for the structural integrity reserve study and do not impact the structural integrity or safety of the buildings.

Heating and Cooling Systems

Due to the common area Heating and Cooling Systems not directly impacting the structural integrity or safety of the buildings in the scope of the SIRS both replacement costs and deferred maintenance recommendations are excluded from this study.

Swimming Pool or Spa and Equipment

Due to the pool and related pool club house not directly impacting the structural integrity or safety of the buildings in the scope of the SIRS both replacement costs and deferred maintenance recommendations are excluded from this study.

Pavement and Parking Areas

Due to the pavement and parking areas not directly impacting the structural integrity or safety of the buildings in the scope of the SIRS both replacement costs and deferred maintenance recommendations are excluded from this study.

Drainage Systems

Due to the drainage systems not directly impacting the structural integrity or safety of the buildings in the scope of the SIRS both replacement costs and deferred maintenance recommendations are excluded from this study.

Irrigation Systems

Due to the irrigation systems not directly impacting the structural integrity or safety of the buildings in the scope of the SIRS both replacement costs and deferred maintenance recommendations are excluded from this study.

6. STRUCTURAL INTEGRITY RESERVE COMPONENT DETAILS

MSC's performed a visual inspection and assessment of applicable condominium property at Ville De Marco West, Inc on June 7th and June 28th, 2024. Observation of components was limited to the statutory required buildings and elements as prescribed in Florida Statute 718.112(2)(g). This section of the study provides specific details for components observed at the applicable condominium property which included the (5) four-story buildings on the property.

A) Roof

Component Description:

The roofing system at all buildings consists of a low-sloped TPO (thermoplastic polyolefin) single-ply white membrane from Duro-Last Roofing FL# 16039.1, complemented by a metal tile mansard roof encircling the perimeter of each structure.

Available Records:

Association Provided Records

N/A

City of Marco Island Building Department Records

Building A:

- Permit #: 66696
 - Application Date: 12/5/2006
 - Scope Description: Mansard - Metal Reroof Hurricane Wilma
 - Contractor: Associated Roofing Specialist
- Permit #: ROOF-21-04099
 - Application Date: 6/1/2021
 - Scope Description: Building A Removal Single Ply Flat FL 16039-R16 17-0614.22
 - Contractor: Kelly Roofing
- Permit #: COMM-12-2801
 - Application Date: 6/21/2012
 - Scope Description: Truss Repair Using Pt Lumber & Applicable Fasteners - Bldg. A This Is the Master for Bldgs. B, C, D & E.
 - Contractor: DSH Construction
- Permit #: ROOF-21-04100
 - Application Date: 6/1/2021
 - Scope Description: Building B Removal Single Ply Flat FL 16039-R16 17-0614.22
 - Contractor: Kelly Roofing

Building B:

- Permit #: COMM-12-2812
 - Application Date: 6/22/2012
 - Scope Description: Truss Repair Using Pt Lumber & Applicable Fasteners - Bldg. B
 - Contractor: DSH Construction
- Permit #: 66700

- Application Date: 12/5/2006
- Scope Description: Mansard - Metal Reroof Hurricane Wilma Bldg. B
- Contractor: Associated Roofing Specialist

Building C:

- Permit #: 66698
 - Application Date: 12/5/2006
 - Scope Description: Mansard - Metal Reroof Hurricane Wilma Bldg. C
 - Contractor: Associated Roofing Specialist
- Permit #: COMM-12-2816
 - Application Date: 6/22/2012
 - Scope Description: Truss Repair Using Pt Lumber & Applicable Fasteners - Bldg. C
 - Contractor: DSH Construction
- Permit #: ROOF-21-04101
 - Application Date: 6/1/2021
 - Scope Description: Building C Removal Single Ply Flat Fl 16039-R16 17-0614.22
 - Contractor: Kelly Roofing

Building D:

- Permit #: 66697
 - Application Date: 12/5/2006
 - Scope Description: Mansard - Metal Reroof Hurricane Wilma Bldg. D
 - Contractor: Associated Roofing Specialist
- Permit #: COMM-12-2817
 - Application Date: 6/22/2012
 - Scope Description: Truss Repair Using Pt Lumber & Applicable Fasteners - Bldg. D
 - Contractor: DSH Construction
- Permit #: ROOF-21-04103
 - Application Date: 6/1/2021
 - Scope Description: Building D Removal Single Ply Flat Fl 16039-R16 17-0614.22
 - Contractor: Kelly Roofing

Building E:

- Permit #: 66699
 - Application Date: 12/5/2006
 - Scope Description: Mansard - Metal Reroof Hurricane Wilma Bldg. E
 - Contractor: Associated Roofing Specialist
- Permit #: COMM-12-2820
 - Application Date: 6/22/2012
 - Scope Description: Truss Repair Using Pt Lumber & Applicable Fasteners - Bldg. E
 - Contractor: DSH Construction
- Permit #: ROOF-21-04104
 - Application Date: 6/1/2021
 - Scope Description: Building E Removal Single Ply Flat Fl 16039-R16 17-0614.22
 - Contractor: Kelly Roofing

Representative Photos:



Typical Roof Overview (Bldg A, B, D & E)



Typical Roof Overview (Bldg A, B, D & E)



Typical Mansard Roof Framing



Overview Metal Tile Mansard Roof



Building C Roof Overview



Typical Mechanical Equipment dog-house

Quantity:

(4) Buildings each with +/- 9,000 SF Single Ply Roof Area + (1) Building with +/- 6,500 SF = 42,500 SF
Metal Tile Mansard Roof = +/- 11,000 SF

Existing Condition:

It is MSC's opinion that the roof systems are in good condition consistent the age of the element. MSC observed isolated areas of minor ponding at the flat roof sections typical at all buildings.

Maintenance Recommendations:

It is recommended that inspections of the single-ply membrane roofs occur annually as well as after major storm events. Recommended maintenance includes regular cleaning and removal of debris accumulation, trimming trees and plants, cleaning gutters, repairing damaged flashing details at penetrations and damaged panels as well as replacing missing fasteners at the mansards. All work should be performed by licensed roofing contractors experienced with single-ply and metal roof systems.

#	Component Description	Remaining Useful Life	Estimated Date of Expenditure	2024 Replacement Cost
A	Roof			
A.1	Metal Tile - Mansard Roofs (All Buildings)	22	2046	\$ 198,000.00
A.2	Low Sloped Single Ply TPO Roof (Building A)	17	2041	\$ 189,000.00
A.3	Low Sloped Single Ply TPO Roof (Building B)	17	2041	\$ 189,000.00
A.4	Low Sloped Single Ply TPO Roof (Building C)	17	2041	\$ 136,500.00
A.5	Low Sloped Single Ply TPO Roof (Building D)	17	2041	\$ 189,000.00
A.6	Low Sloped Single Ply TPO Roof (Building E)	17	2041	\$ 189,000.00

Pricing does not include development of specifications, permitting, repairs to hidden decking or trusses or related interior repairs.

B) Structure Including Load-Bearing Walls and Other Primary Structural Members & Primary Structural Systems as those terms are defined in s. 627.706

Component Description:

The buildings in the community are apparently constructed of conventionally reinforced cast-in-place concrete frame structure with concrete floor slabs, and concrete exterior common walkways. The exterior walls are composed of concrete masonry units (CMUs) and are clad with a direct-applied textured and painted stucco finish.

Buildings A & B are interconnected by the roof and common exterior walkways with a shared common stair tower between the two buildings that service both buildings, constructed from conventionally reinforced concrete coated with fluid applied membrane. The buildings also have a secondary stair tower at the ends of the building and a central elevator that services each elevated level. This layout is mirrored for Buildings D & E. Building C is located to the west of the property between buildings B and D at the point of the peninsula of the triangular shaped lot. Building C walkways are serviced by two sets centrally located stairs and a single elevator.

Available Records:

Association Provided Records

N/A

City of Marco Island Building Department Records

Building A:

- Permit #: COMM-22-06045
 - Application Date: 8/29/2022
 - Scope Description: Slab Edge and Column Concrete Repairs Bldg. A
 - Contractor: Spectrum Contracting Inc
- Permit #: 104583
 - Application Date: 10/25/2010
 - Scope Description: Concrete, Stucco Repairs, Painting Bldg. A (Master)
 - Contractor: Spectrum Contracting Inc
- Permit #: COMM-20-06758
 - Application Date: 11/9/2020
 - Scope Description: Miscellaneous Concrete Repairs (One Permit Per Building) - Building A
 - Contractor: Spectrum Contracting Inc

Building B:

- Permit #: 104584
 - Application Date: 10/25/2010
 - Scope Description: Concrete, Stucco, Painting Waterproofing Bldg B
 - Contractor: Spectrum Contracting Inc
- Permit #: COMM-20-06979
 - Application Date: 11/17/2020
 - Scope Description: Miscellaneous Concrete Repairs - Building B
 - Contractor: Spectrum Contracting Inc
- Permit #: COMM-22-06046
 - Application Date: 8/29/2022
 - Scope Description: Slab Edge and Column Concrete Repairs as Found on Building B.

- Contractor: Spectrum Contracting Inc

Building C:

- Permit #: 104585
 - Application Date: 10/25/2010
 - Scope Description: Concrete, Stucco, Painting Waterproofing Bldg. C
 - Contractor: Spectrum Contracting Inc

Building D:

- Permit #: COMM-20-00054
 - Application Date: 1/6/2020
 - Scope Description: Repair Concrete Structure Damaged in Hurricane Irma Bldg. D
 - Contractor: Kelly Brothers Inc
- Permit #: 104586
 - Application Date: 10/25/2010
 - Scope Description: Concrete, Stucco, Painting Waterproofing Bldg. D
 - Contractor: Spectrum Contracting Inc
- Permit #: COMM-20-06980
 - Application Date: 11/17/2020
 - Scope Description: Miscellaneous Concrete Repairs - Building D
 - Contractor: Spectrum Contracting Inc
- Permit #: COMM-22-06047
 - Application Date: 8/29/2022
 - Scope Description: Slab Edge and Column Concrete Repairs as Found on Building D.
 - Contractor: Spectrum Contracting Inc

Building E:

- Permit #: 31188
 - Application Date: 04/2/2003
 - Scope Description: Concrete Repairs to Stairs, Walkways and Balconies Bldg. E
 - Contractor: The Walker Contracting Group Inc
- Permit #: COMM-14-3185
 - Application Date: 5/29/2014
 - Scope Description: Noc Localized Concrete Repairs to Walkways at Buildings B & D and One Post Pocket Repair at Bldg. E.
 - Contractor: Spectrum Contracting Inc
- Permit #: 104847
 - Application Date: 11/16/2010
 - Scope Description: Concrete, Stucco, Painting Bldg. E
 - Contractor: Spectrum Contracting Inc
- Permit #: COMM-20-06982
 - Application Date: 11/17/2020
 - Scope Description: Miscellaneous Concrete Repairs - Building E
 - Contractor: Spectrum Contracting Inc

Representative Photos:



Typical Front Elevation (Bldg A, B, D & E)



Typical Shared Stair and Walkway (Bldg A, B, D & E)



Typical Single Stair (Bldg A, B, D & E)



Typical Rear Elevation Balconies (Bldg A, B, D & E)



Building C Front Elevation



Building C Rear Elevation



Typical Spalling Concrete at Rail Post Pocket



Typical Efflorescence and Crack/Spall at Slab Edge



Typical Failed Prev Repair



Cracked and Damaged Window Sill Building C



Typical Efflorescence at Slab Edge



Spalling Concrete at Stairs

Quantity:

The (5) four-story building envelopes and related elevated common walkways, private unit balconies, and associated stairs and landings servicing the walkways.

Existing Condition:

It is MSC's opinion that the +/- 50-year-old buildings are in fair condition as expected with the age of the structures and coastal environment the buildings are located in. Typical isolated concrete spalling and cracking was observed at all buildings, along with widespread efflorescence. It is MSC's opinion that the buildings need concrete repairs and waterproofing coatings to prevent existing damage from continuing to worsen.

Maintenance Recommendations:

The buildings were built in 1973, making them approximately 50 years of age, however if properly maintained the structure of the buildings useful life can be prolonged an indeterminant amount of time. MSC is recommending that a deferred maintenance program be instituted over a 20-year cycle to ensure the buildings remain in a condition that allows for the continued intended use of the structures. The deferred maintenance projects would consist of addressing isolated spalling concrete at structural members and systems throughout the buildings, repairs to the stucco veneer protecting the underlying structure and any structural repairs not specifically reserved for in other lines described in this report.

#	Component Description	Remaining Useful Life	Estimated Date of Expenditure	2024 Replacement Cost
B	Structural Members and Systems			
B.1	Structural Members and Systems (DM)	1	2025	\$ 129,250.00

Pricing does not include development of specifications, permitting, repairs to interior finishes, contractor general conditions and access related equipment. Pricing assumes economies of scale associated with performing a comprehensive restoration project performed simultaneously with other elements with similar replacement dates. (DM) = Deferred Maintenance.

C) Fireproofing and Fire Protection Systems

Component Description:

Each building contains a fire alarm control panel and power supply. The buildings in the community were not observed to be sprinklered. Common areas contain pull stations, flashers and sounders. Each level is also equipped with fire extinguishers. Tags observed were up to date. The association has a service agreement with Cintas for the inspection/repair of common area fire protection and alarm equipment. Individual private residential units are equipped with smoke detectors, and it is MSC's understanding that they are the owner's responsibility to maintain.

Available Records:

Association Provided Records

N/A

City of Marco Island Building Department Records

Building A:

- Permit #: 95762
 - Application Date: 11/10/2009
 - Scope Description: Fire Alarm System - Bldg. A
 - Contractor: A-1 Fire Equipment Corp
- Permit #: FIR1-18-02131
 - Application Date: 2/28/2018
 - Scope Description: Add Rf Oneway Panel to Replace Current Transmission Method to Monitoring
 - Contractor: Safety Signal Systems Inc
- Permit #: FIR1-18-02131
 - Application Date: 2/28/2018
 - Scope Description: Add Rf Oneway Panel to Replace Current Transmission Method to Monitoring
 - Contractor: Safety Signal Systems Inc
- Permit #: FIR1-18-02129
 - Application Date: 2/21/2018
 - Scope Description: Add Rf Oneway Panel to Replace Current Transmission Method to Monitoring
 - Contractor: Safety Signal Systems Inc
- Permit #: FIR1-18-02130
 - Application Date: 2/21/2018
 - Scope Description: Add Rf Oneway Panel to Replace Current Transmission Method to Monitoring
 - Contractor: Safety Signal Systems Inc
- Permit #: FIR1-18-04755
 - Application Date: 5/8/2018
 - Scope Description: Add Rf Oneway Panel to Replace Current Transmission Method to Monitoring
 - Contractor: Safety Signal Systems Inc
- Permit #: FIR1-12-5163
 - Application Date: 11/26/2012
 - Scope Description: Remove Existing 4" Gate Valve & Check Valve - Install 4" Wilkins 450Da
 - Contractor: Jensen Underground Utilities Inc
- Permit #: FIR1-12-5178
 - Application Date: 11/26/2012

- Scope Description: Fire Alarm Monitoring Bldg. A
- Contractor: Safety Signal Systems Inc

Building B:

- Permit #: 95761
 - Application Date: 11/10/2009
 - Scope Description: Fire Alarm System - Bldg. B
 - Contractor: A-1 Fire Equipment Corp
- Permit #: FIR1-18-04756
 - Application Date: 5/8/2018
 - Scope Description: Add Rf Oneway Panel to Replace Current Transmission Method to Monitoring
 - Contractor: Safety Signal Systems Inc
- Permit #: FIR1-12-5180
 - Application Date: 11/26/2012
 - Scope Description: Fire Alarm Monitoring Bldg. B
 - Contractor: Safety Signal Systems Inc

Building C:

- Permit #: 95764
 - Application Date: 11/10/2009
 - Scope Description: Fire Alarm System - Bldg. C
 - Contractor: A-1 Fire Equipment Corp
- Permit #: FIR1-20-02251
 - Application Date: 4/24/2020
 - Scope Description: Wireless Fire Alarm Monitoring
 - Contractor: Cintas Fire Protection
- Permit #: FIR1-12-5176
 - Application Date: 6/22/2015
 - Scope Description: Fire Alarm Monitoring Bldg. C
 - Contractor: Safety Signal Systems Inc
- Permit #: COMM-15-5094
 - Application Date: 11/26/2012
 - Scope Description: Repl Facp Like For Like
 - Contractor: DSH Construction

Building D:

- Permit #: 95763
 - Application Date: 11/10/2009
 - Scope Description: Fire Alarm System - Bldg. D
 - Contractor: A-1 Fire Equipment Corp
- Permit #: FIR1-18-04754
 - Application Date: 5/8/2018
 - Scope Description: Add Rf Oneway Panel to Replace Current Transmission Method to Monitoring
 - Contractor: Safety Signal Systems Inc

- Permit #: FIR1-12-5181
 - Application Date: 11/26/2012
 - Scope Description: Fire Alarm Monitoring Bldg. D
 - Contractor: Safety Signal Systems Inc

Building E:

- Permit #: 95760
 - Application Date: 11/10/2009
 - Scope Description: Fire Alarm System - Bldg. E
 - Contractor: A-1 Fire Equipment Corp
- Permit #: FIR1-12-5179
 - Application Date: 11/26/2012
 - Scope Description: Fire Alarm Monitoring Bldg. E
 - Contractor: Safety Signal Systems Inc
- Permit #: FIR1-18-04753
 - Application Date: 5/8/2018
 - Scope Description: Add Rf Oneway Panel to Replace Current Transmission Method to Monitoring
 - Contractor: Safety Signal Systems Inc

Representative Photos:



Fire Control Panel (Buildings A, B, D & E)



Fire Control Panel (Building C)



Typical Flasher/Sounder



Typical Pull Station



Standpipe



Roof Standpipe

Quantity:

Honeywell FireWarden-100-2/E Notifier NFW2-100 Addressable Fire Control Panel at Buildings A, B, D & E and Notifier NFW-100X Addressable Fire Control Panel along with remote power supplies with battery charger (Fire Alarm System) and Protection Equipment Devices and Fire Extinguisher.

Existing Condition:

As Expected Condition with Fire Protection Service Agreement and Age of Equipment

Maintenance Recommendations:

Utilize licensed professional fire protection service provider to maintain required community fire protection equipment and Fire Alarm System to State, Local and National Fire Protection Association (NFPA) guidelines.

#	Component Description	Remaining Useful Life	Estimated Date of Expenditure	2024 Replacement Cost
C Fireproofing and Fire Protection Systems				
C.1	Fire Alarm System	11	2035	\$ 102,500.00
C.2	Fire Protection Systems (DM)	5	2029	\$ 25,000.00

Pricing does not include development of specifications, permitting, or repairs to interior finishes or replacement of electrical conduit and wiring. (DM) = Deferred Maintenance.

D) Plumbing

Component Description:

The private residential unit owners are responsible for maintaining plumbing systems that service the residential units. No building plumbing systems impact the structural integrity or safety of the building. Additionally plumbing components protected from the elements useful life periods are typically beyond the scope of a reserve study, however, some plumbing system components are located in shared wall and floor/ceiling easements which generally require association involvement for repairs and maintenance.

Available Records:

Association Provided Records

N/A

City of Marco Island Building Department Records

Building A:

- Permit #: COMM-12-3399
 - Application Date: 7/24/2012
 - Scope Description: Replace Copper Water Supply Line in Stack A-104, A-204, A-304, A-404
 - Contractor: DSH Construction
- Permit #: 93919
 - Application Date: 6/23/2009
 - Scope Description: Repipe Pot Water System 2 Story 8 Units Bldg A
 - Contractor: Water Works Plumbing Corp
- Permit #: 73175
 - Application Date: 7/17/2007
 - Scope Description: Change Cast Iron Stacks to PVC Bldg. A 102 202 302 402
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 73211
 - Application Date: 7/19/2007
 - Scope Description: Change Cast Iron Stacks to PVC Bldg. A 104 204 304 404
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 105215
 - Application Date: 12/10/2010
 - Scope Description: Chg Cold Water Supply Copper To PVC Units 103 203 303 403
 - Contractor: DSH Construction
- Permit #: 73176
 - Application Date: 7/17/2007
 - Scope Description: Replace Cast Iron Stack Pipes Bldg. A 101 201 301 401
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 73178
 - Application Date: 7/17/2007
 - Scope Description: Replace Cast Iron Stack Pipes Bldg. A 103 203 303 403
 - Contractor: Scott Scheurer Plumbing Inc

- Permit #: PLBG-15-7735
 - Application Date: 10/9/2015
 - Scope Description: Repipe Sanitary Sewer
 - Contractor: American Construction & Plumbing Inc
- Permit #: COMM-12-5604
 - Application Date: 12/21/2012
 - Scope Description: Change Water Supply Lines From Copper To CpvC In Main Stack 102,202,302,402
 - Contractor: DSH Construction
- Permit #: COMM-14-5074
 - Application Date: 7/31/2014
 - Scope Description: Replace Main Water Supply Line In Stack From Copper To CpvC
 - Contractor: DSH Construction
- Permit #: PLBG-22-02356
 - Application Date: 4/4/2022
 - Scope Description: Install Like for Like Water Heater
 - Contractor: Prout'S Plumbing Inc

Building B:

- Permit #: 72893
 - Application Date: 6/28/2007
 - Scope Description: Noc Rep Cast Iron W/Pvc 104, 204, 304, 404
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 72890
 - Application Date: 6/28/2007
 - Scope Description: Noc Rep Cast Iron W/Pvc 103, 203, 303, 403
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 72894
 - Application Date: 6/28/2007
 - Scope Description: Noc Rep Cast Iron W/Pvc 102, 202, 302, 402
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 72892
 - Application Date: 6/28/2007
 - Scope Description: Noc Rep Cast Iron W/Pvc 101, 201, 301, 401
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 93920
 - Application Date: 6/23/2009
 - Scope Description: Noc Repipe Interior Pot Water System Bldg B 1 Story 4 Units
 - Contractor: Water Works Plumbing Corp
- Permit #: COMM-14-5070
 - Application Date: 7/31/2014
 - Scope Description: Replace Main Water Supply Line In Stack From Copper To CpvC
 - Contractor: DSH Construction
- Permit #: COMM-14-5069
 - Application Date: 7/31/2014
 - Scope Description: Replace Main Water Supply Line In Stack From Copper To CpvC
 - Contractor: DSH Construction

- Permit #: COMM-14-5075
 - Application Date: 7/31/2014
 - Scope Description: Replace Main Water Supply Line In Stack From Copper To CpvC
 - Contractor: DSH Construction

Building C:

- Permit #: 72335
 - Application Date: 5/29/2007
 - Scope Description: Change Cast Iron To Pvc Stacks X 4
 - Contractor: Prout'S Plumbing Inc
- Permit #: COMM-16-02915
 - Application Date: 5/2/2016
 - Scope Description: Replace Waste Pipes Under Building
 - Contractor: The Richard A Fritz Company
- Permit #: COMM-15-5095
 - Application Date: 6/22/2015
 - Scope Description: Replace Copper Main Water Supply Lines To Units To CpvC, Replace Units Main Shut Of Valves No Interior Units Lines To Be Changed Work To Be Done In Units C101,201,301,401
 - Contractor: DSH Construction

Building D:

- Permit #: 66670
 - Application Date: 12/1/2006
 - Scope Description: Replace Cast Iron Pipe Floors 1-4 W/Pvc Review Drywall Fire
 - Contractor: Sea Coast Construction Services Inc
- Permit #: 71876
 - Application Date: 5/4/2007
 - Scope Description: Cast Iron Waste Stack Pipes To Pvc 103 203 303 403
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 103952
 - Application Date: 9/2/2010
 - Scope Description: Replace Water Line In 04 Stack. Bldg D #104,204 304,404
 - Contractor: Elite Contracting Group Llc
- Permit #: 71875
 - Application Date: 5/4/2007
 - Scope Description: Replace Cast Iron Waste Stack Pipes To Pvc Bldg D
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: COMM-14-5073
 - Application Date: 7/31/2014
 - Scope Description: Replace Main Water Supply Line In Stack From Copper To CpvC
 - Contractor: DSH Construction
- Permit #: COMM-14-5071
 - Application Date: 7/31/2014
 - Scope Description: Replace Main Water Supply Line In Stack From Copper To CpvC
 - Contractor: DSH Construction

- Permit #: COMM-14-5072
 - Application Date: 7/31/2014
 - Scope Description: Replace Main Water Supply Line in Stack From Copper To Cpv
 - Contractor: DSH Construction

Building E:

- Permit #: COMM-13-4437
 - Application Date: 8/27/2013
 - Scope Description: Plumbing Stacks E-03 & E-04 (E103,203,303,403) & (E104,204,304,404)
 - Contractor: DSH Construction
- Permit #: COMM-13-3453
 - Application Date: 6/27/2013
 - Scope Description: Change Water Supply Line in E101 Stack from Copper to Cpv. Change Main Stack and Each Unit Supply Valve
 - Contractor: DSH Construction
- Permit #: 71889
 - Application Date: 5/7/2007
 - Scope Description: Cast Iron Stacks to Pvc Units #E 104 204 304 404
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 104297
 - Application Date: 9/30/2010
 - Scope Description: Chg Water Supply In 02 Stk from Copper to Pvc & Firestop
 - Contractor: DSH Construction
- Permit #: 71891
 - Application Date: 5/7/2007
 - Scope Description: Cast Iron Stacks to Pvc Units #E 102 202 302 402
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 71890
 - Application Date: 5/7/2007
 - Scope Description: Cast Iron Stacks to Pvc Units #E 103 203 303 403
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 71887
 - Application Date: 5/7/2007
 - Scope Description: Cast Iron Stacks to Pvc Units #E 101 201 301 401
 - Contractor: Scott Scheurer Plumbing Inc
- Permit #: 71887
 - Application Date: 5/7/2007
 - Scope Description: Cast Iron Stacks to Pvc Units #E 101 201 301 401
 - Contractor: Scott Scheurer Plumbing Inc

Representative Photos:

N/A

Quantity:

N/A

Existing Condition:

It is MSC's understanding that at the time of the inspection all the plumbing is working as intended.

Maintenance Recommendations:

Perform repairs as needed utilizing licensed professional plumbers to provide all plumbing related services.

Maintenance includes but is not limited to:

- Inspection of all visible piping for signs of corrosion and leaks.
- Check accessible valves to ensure they are operating correctly.
- Test drain line flow rates to ensure efficient drainage.
- Mechanically or chemically clean waste lines as needed to prevent blockages and maintain system efficiency.
- Perform Camera Inspection Annually and Perform Repairs to pipelining as needed per LCS recommendations

#	Component Description	Remaining Useful Life	Estimated Date of Expenditure	2024 Replacement Cost
D	Plumbing			
D.1	Plumbing (DM)	5	2029	\$ 22,500.00

Pricing does not include development of specifications, permitting, or repairs to interior finishes. (DM) = Deferred Maintenance.

E) Electrical Systems

Component Description:

The private residential unit owners are responsible for maintaining electrical systems that service the residential units. No building electrical systems impact the structural integrity or safety of the building besides those servicing fire protection equipment. Additionally electrical components protected from the elements useful life periods are typically beyond the scope of a reserve study. However, it should be noted that some electrical system components are located in shared wall and floor/ceiling easements which generally require association involvement for repairs and maintenance.

Available Records:

Association Provided Records

N/A

City of Marco Island Building Department Records

Building A:

- Permit #: ELEC-19-00673
 - Application Date: 1/31/2019
 - Scope Description: Disconnect And Safe Off Electrical Due To Hurricane Irma Damage
 - Contractor: Guzzo Electric LLC

Representative Photos:



Typical Electrical Meter Bank (Buildings A, B, D & E)



Meter Bank Building C

Quantity:

N/A

Existing Condition:

It is MSC's understanding that at the time of the inspection all electrical systems are working as intended. Given the current condition and recent updates to the system it is not expected that there will be a need for replacement expenditures funded through reserves within the scope of this study. However, due to portions of the electrical system servicing emergency systems as well as portions being located in shared wall and floor/ceiling easements which generally require association involvement for repairs and maintenance a deferred maintenance reserve is recommended to repairs that may happen from time to time.

Maintenance Recommendations:

Perform repairs as needed utilizing licensed professional electrician to provide all electrical related services. It is recommended that the association follow the maintenance plan recommended by the manufacturer of the new electrical panels. Additionally, it is recommended that the Association establish a maintenance contract with a qualified professional licensed Electrician.

#	Component Description	Remaining Useful Life	Estimated Date of Expenditure	2024 Replacement Cost
E	Electrical Systems			
E.1	Emergency Lighting and Signage	1	2025	\$ 14,000.00

Pricing does not include development of specifications, permitting, or repairs to interior finishes. (DM) = Deferred Maintenance.

F) Waterproofing and Exterior Painting

Component Description:

- **Building Paint and Sealants** – The buildings are clad in stucco with an apparent acrylic paint application, and sealants which have exceeded their intended service life.
- **Building Waterproofing** – Elevated horizontal concrete surfaces such as walkways, balconies and stairs appear to have a fluid applied waterproofing membrane installed, which shows signs of excessive wear and damage.

Available Records:

Association Provided Records

N/A

City of Marco Island Building Department Records

See A.) Structure Including Load-Bearing Walls and Other Primary Structural Members & Primary Structural Systems as those terms are defined in s. 627.706

Representative Photos:



Typical Front Building



Building C Side Elevation



Peeling Paint



Typical Efflorescence



Peeling Paint



Typical Walkway/Balcony



Typical Failed Waterproofing



Typical Failed Waterproofing

Quantity:

- **Painting & Sealants** – (5) Four-Story Buildings +/- 65,000 SF of Area
- **Walkway and Stair Waterproofing** – Typical Elevated Walkways and Stairs= 16,750 SF
- **Balcony Waterproofing** – Typical Elevated Balcony Walkways = 11,550 SF

Existing Condition:

- **Building Painting and Sealants** – The existing stucco veneer, paint coatings, and sealants are nearing the end of their intended useful life and should be replaced in coordination with the building envelope restoration project. In coastal environments, paints should be replaced every 7 years, and sealant applications every 7-10 years, along with stucco repairs as needed. MSC recommends the building be painted with an acrylic paint such as Sherwin-Williams Latitude Exterior Acrylic Latex, and sealants should be replaced with approved one-part urethane sealants such as Sika Masterseal NP1
- **Waterproofing** – Observations of the walkways, balconies, and stair towers indicate that the existing waterproofing coatings are in a state of advanced deterioration, having surpassed their intended service life. These coatings no longer provide adequate protection to the underlying structural concrete. It is imperative that these coatings be replaced promptly. The installation of new fluid-applied waterproofing systems should be synchronized with the structural concrete repairs to ensure the longevity and integrity of the repairs. Specifically, new fluid-applied waterproofing coatings should be applied to all elevated walkways, balconies, and stair towers to enhance the durability and extend the service life of these structural elements.

Maintenance Recommendations:

- **Painting** – Conduct maintenance as recommended by the manufacturers care and cleaning instructions and touch-up procedures to maintain the coatings for the duration of the warranty period.
- **Sealants** – Routine cleaning is an essential step in maintaining sealants. This process involves removing any mildew or dirt that may have accumulated. A mild soap and water solution is usually adequate for cleaning though heavy staining may require cleaning with xylene at urethane joints, additionally exposed urethane should be touched up with paint to maintain UV resistance.
- **Waterproofing** – Urethane waterproofing membranes typically come with 10-year useful life periods or longer depending on the products. Standard maintenance involves removing any ponding staining, debris, sand and dirt accumulation and chemical overspills that may stain, excessively wear and/or degrade deck coatings. A mild soap and water solution is usually adequate for cleaning or gentle detergents such as "Simple Green". Consult Manufacturers written maintenance instruction for additional maintenance recommendations.

#	Component Description	Remaining Useful Life	Estimated Date of Expenditure	2024 Replacement Cost
F	Waterproofing and Exterior Painting			
F.1	Building Painting	1	2025	\$ 195,000.00
F.2	Building Sealants	1	2025	\$ 19,500.00
F.3	Walkway & Stair Waterproofing Coatings	1	2025	\$ 167,500.00
F.4	Balcony Waterproofing Coatings	1	2025	\$ 115,500.00

Pricing does not include development of specifications, permitting, repairs to interior finishes, contractor general conditions and access related equipment nor does it include removal of existing overburden such as tile surfaces. Pricing assumes economies of scale associated with performing a comprehensive restoration project performed simultaneously with other elements with similar replacement dates. Waterproofing pricing does not include removal of existing coatings and deck preparation, actual pricing recommended to be determined with preparation of a specification and obtaining bids from qualified contractors.

G) Windows and Exterior Doors (Common)

Component Description:

Maintenance and replacement of windows applicable association property are the responsibility of the unit owners and not the association. The exterior steel doors at maintenance and utility closets and glazed doors at central lobbies were observed.

Available Records:

Association Provided Records

N/A

City of Marco Island Building Department Records:

Building A:

- Permit #: WD-14-5212
 - Application Date: 8/8/2014
 - Scope Description: Furnish And Install Impact Rated Windows & Entry Doors
 - Contractor: Glass Of Marco
- Permit #: WD-19-02737
 - Application Date: 4/22/2019
 - Scope Description: Replace Entry Doors with Impact Size for Size On The Following Units 101, 102, 103, 104 And A Common Area Door (Total Of 5 Doors)
 - Contractor: Guardian Hurricane Protection

Building D:

- Permit #: WD-21-06011
 - Application Date: 8/13/2021
 - Scope Description: Replace 7 Openings Fire Rated Doors Size for Size With Impact
 - Contractor: Guardian Hurricane Protection
- Permit #: WD-19-02892
 - Application Date: 4/26/2019
 - Scope Description: Noc Replace Entry Doors with Impact Size for Size On The Following Unit 101,102,103,104 And Common Area Door.
 - Contractor: Guardian Hurricane Protection

Building E:

- Permit #: 34329
 - Application Date: 10/17/2003
 - Scope Description: Replace Unit Doors On 35 Units See List At Notes
 - Contractor: IKB Construction Company Inc

Representative Photos:



Door at Elevator Room



Overview Sample of Residential Windows Replaced

Quantity:

Metal Doors to maintenance and utilities rooms at all buildings along with glazed doors at lobbies of buildings A, B, D, & E.

Existing Condition:

Newer style glazed doors and windows have a typical useful service life of 30-40 years, and exterior metal doors have a typical useful service life of 20-25 years. Several components at private residential units located throughout the property have been replaced with newer style code compliant elements. However, at multiple locations original and/or non-code compliant components remain. MSC recommends that older windows and doors be upgraded to newer code compliant components.

Maintenance Recommendations:

Doors and windows should be cleaned regularly, and areas with corrosion addressed with touch up paint to limit damage and on until regular paint cycle intervals paint steel doors with a rust inhibiting acrylic primer and paint such as Sherwin Williams Pro-Cryl.

#	Component Description	Remaining Useful Life	Estimated Date of Expenditure	2024 Replacement Cost
G	Windows and Exterior Doors (Common)			
G.1	Lobby Doors, Rear Facing	3	2027	\$ 123,000.00
G.2	Lobby Doors, Windows & Openers	20	2044	\$ 80,000.00

Pricing does not include development of specifications, permitting, or repairs to interior finishes.

H) Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-g., as determined by the visual inspection portion of the structural integrity reserve study.

Component Description:

- **Walkway Railings** – Core mounted aluminum guard railings are present at all walkway locations. The railing coating is a standard powder coating applied during fabrication. Railings generally met all applicable Florida Building Code dimensional requirements.
- **Stair Railings** – Core mounted aluminum guard railings are present at all stair locations. The railing coating is a standard powder coating applied during fabrication. Railings do not meet applicable Florida Building Code dimensional requirements and do not have FBC required grab rails.
- **Balcony Railings** – Core mounted aluminum guard railings are present at all balcony locations. The railing coating is a standard powder coating applied during fabrication. Railings generally met all applicable Florida Building Code dimensional requirements.
- **Seawalls** – Apparent cast in place concrete cap seawall around the 3 sides of the property. Each location is in a varied stage of service life. Constructing a concrete cap seawall in Florida typically involves driving piles into the ground to create a stable foundation, followed by installing concrete panels between these piles. A steel rebar cage is then placed on top of the panels to reinforce the structure. Concrete is poured over the rebar to form the cap, which is finished with chamfered edges for aesthetics and functionality.

Available Records:

Association Provided Records

N/A

City of Marco Island Building Department Records

Building A:

- Permit #: SEAW-18-04419
 - Application Date: 4/30/2018
 - Scope Description: Replacement Of 365 L.F. Seawall Due to Irma Damage
 - Contractor: Kelly Brothers Inc

Building B:

- Permit #: UNSAFE-17-06464
 - Application Date: 9/11/2017
 - Scope Description: Unsafe Placard Posted - Seawall Down, Erosion Removed Dirt So The Water Is Under The Building.

Building C:

- Permit #: UNSAFE-17-06465
 - Application Date: 9/11/2017
 - Scope Description: Unsafe Placard Posted - Seawall Down, Erosion Removed Dirt So The Water Is Under The Building.

Building D:

- Permit #: UNSAFE-17-06466
 - Application Date: 9/11/2017
 - Scope Description: Unsafe Placard Posted - Seawall Down, Erosion Removed Dirt So The Water Is Under The Building.
- Permit #: SEAW-16-06348
 - Application Date: 9/27/2016
 - Scope Description: Redressing Rip Rap With Additional Rip Rap
 - Contractor: Kelly Brothers Inc

Building E:

- Permit #: SEAW-15-8512
 - Application Date: 11/17/2015
 - Scope Description: Install 4 Helical Tie Backs @ Point Corner. Patch Panels @ Various Locations. Patch Caps @ Varius Locations
 - Contractor: Blue Marlin Marine Construction & Services Inc

Representative Photos:



Typical Walkway Railings



Typical Balcony Railings



Typical Stair Tower Railings



Wear on Railing Coating



Damage to Railing Pickets



Typical Seawall Overview

Quantity:

- Walkway Railings = 2800 LF
- Balcony Railings = 2500 LF
- Stair Railings = 850 LF
- Seawall (Creek) = 1
- Seawall (River) = 1
- Seawall (Point) = 1

Existing Condition:

- **Walkway / Balcony Railings** – Railings were observed to be in fair condition with accelerated deterioration to railing coatings and components. Aluminum railings, especially those in close proximity to coastal locations have an estimated service life of 30 years, however due to the conditions observed, deferred maintenance repairs are currently needed, and an engineer evaluation should be performed regularly to determine when replacement is required.
- **Stair Railings** – Stair and landing railings were observed to be in fair condition consistent with the age of the elements. Aluminum railings, especially those in close proximity to coastal locations have an estimated service life of 30 years, however due to the conditions observed, deferred maintenance repairs are currently needed, and an engineer evaluation should be performed regularly to determine when replacement is required.
- **Seawalls** – (3) separate seawall locations are present at the property each with a different phase of their service life. The Point location was recently replaced due to damage from hurricane Irma and was observed to be in good condition. The Creek location was repaired +/- 20 years ago and is in condition consistent with age. The River location is nearing the end of its useful service life and should be scheduled for replacement within the next 5 years.

Maintenance Recommendations:

- **Walkway and Balcony Railings** – It is recommended that the association continue with the ongoing maintenance to the railings including cleaning and re-coating on regular intervals to ensure the railings maintain the condition and serve out the useful life of the elements. Additionally damaged railing pickets where the structural connection of the pickets were observed at multiple locations. Due to the life safety elements of the components MSC recommends these areas be repaired as soon as possible.

- **Stair Railings** – It is recommended that the association continue with the ongoing maintenance to the railings including cleaning and re-coating on regular intervals to ensure the railings maintain the condition and serve out the useful life of the elements.
- **Seawalls** - Seawall caps face wear and tear from saltwater, waves, and weather. This can lead to corrosion, cracking, and erosion. Regular inspections and timely repairs, like patching cracks or replacing sections, are essential to maintain their effectiveness and protect the coastline. Further MSC recommends that a specialty contractor perform an in depth evaluation of the River Seawall location due to its age and intended service life.

#	Component Description	Remaining Useful Life	Estimated Date of Expenditure	2024 Replacement Cost
H Other Items - Impact a-g				
H.1	Walkway Guard Railings	10	2034	\$ 308,000.00
H.2	Balcony Guard Railings	10	2034	\$ 275,000.00
H.3	Stair Guard and Hand Railings	10	2034	\$ 93,500.00
H.4	Railing Repair (DM)	1	2025	\$ 15,000.00
H.5	Seawall Restoration (Creek)	19	2043	\$ 640,277.00
H.6	Seawall Restoration (River)	5	2029	\$ 400,005.00
H.7	Seawall Restoration (Point)	36	2060	\$ 1,800,000.00

Pricing does not include development of specifications, permitting, repairs to interior finishes, contractor general conditions and access related equipment nor does it include removal of existing enclosures or related concrete damage or deck coating repairs. Pricing assumes economies of scale associated with performing a comprehensive restoration project performed simultaneously with other elements with similar replacement dates.

7. CLOSING

Milestone Structural Consultants, LLC (MSC) operates independently, adhering to professional standards with compensation unrelated to study outcomes. The primary goal of our Structural Integrity Reserve Study (SIRS) is to serve as a fiscal planning tool, assessing reserve fund status and suggesting an annual funding strategy to prevent large special assessments for future replacements identified within this report.

Our inspection methodology is based on visual assessments and noninvasive techniques, focusing solely on the observable condition of the property. For roof inspections, MSC prioritizes safety by examining sloped roofs from ground level and flat roofs only where safe access is available.

MSC's responsibility is limited to conditions observed at the time of inspection. We do not perform invasive testing of mechanical systems or speculate on inaccessible components. Our role excludes investigating hazardous materials or conducting geological studies. We do not assume responsibility for latent or hidden defects. Estimates for replacement costs, deferred maintenance expenses, and remaining useful lives are based on professional judgment and are not guarantees.

We rely on the accuracy of the information provided and limit our liability to the fees received for our services. MSC disclaims all warranties, express or implied, regarding the services and the reports provided.

The report is not intended for use as a design specification, engineering document, or appraisal. Distribution is limited to parties within your organization and those legally entitled to review it, such as government entities.

8. EXHIBIT A: COMPONENT METHOD STRUCTURAL INTEGRITY RESERVE STUDY TABLE

Reserve Component Catalog			Useful Life Forecast as of 06/28/2024			2024 Replacement Cost				2025 SIRS Reserve Recommendations		
#	Component Description	Component Designation	Useful	Remaining	Estimated Date of Expenditure	Unit	Estimated Quantity	Unit Cost	2024 Replacement Cost	MSC Recommended Allocation Existing Pooled Reserves	Remaining Unfunded Balance	Recommended 2025 SIRS Reserve Contribution
A Roof												
A.1	Metal Tile - Mansard Roofs (All Buildings)	SIRS	40	22	2046	SF	11000	\$ 18.00	\$ 198,000.00	\$ -	\$ 198,000.00	\$ 9,000.00
A.2	Low Sloped Single Ply TPO Roof (Building A)	SIRS	20	17	2041	SF	9000	\$ 21.00	\$ 189,000.00	\$ -	\$ 189,000.00	\$ 11,117.65
A.3	Low Sloped Single Ply TPO Roof (Building B)	SIRS	20	17	2041	SF	9000	\$ 21.00	\$ 189,000.00	\$ -	\$ 189,000.00	\$ 11,117.65
A.4	Low Sloped Single Ply TPO Roof (Building C)	SIRS	20	17	2041	SF	6500	\$ 21.00	\$ 136,500.00	\$ -	\$ 136,500.00	\$ 8,029.41
A.5	Low Sloped Single Ply TPO Roof (Building D)	SIRS	20	17	2041	SF	9000	\$ 21.00	\$ 189,000.00	\$ -	\$ 189,000.00	\$ 11,117.65
A.6	Low Sloped Single Ply TPO Roof (Building E)	SIRS	20	17	2041	SF	9000	\$ 21.00	\$ 189,000.00	\$ -	\$ 189,000.00	\$ 11,117.65
B Structural Members and Systems												
B.1	Structural Members and Systems (DM)	SIRS	20	1	2025	CF	235	\$ 550.00	\$ 129,250.00	\$ 129,250.00	\$ -	\$ -
C Fireproofing and Fire Protection Systems												
C.1	Fire Alarm System	SIRS	25	11	2035	LS	5	\$ 20,500.00	\$ 102,500.00	\$ -	\$ 102,500.00	\$ 9,318.18
C.2	Fire Protection Systems (DM)	SIRS	5	5	2029	LS	1	\$ 25,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	\$ 5,000.00
D Plumbing												
D.1	Plumbing (DM)	SIRS	5	5	2029	LS	1	\$ 22,500.00	\$ 22,500.00	\$ -	\$ 22,500.00	\$ 4,500.00
E Electrical Systems												
E.1	Emergency Lighting and Signage	SIRS	7	1	2025	LS	1	\$ 14,000.00	\$ 14,000.00	\$ -	\$ 14,000.00	\$ 14,000.00
F Waterproofing and Exterior Painting												
F.1	Building Painting	SIRS	7	1	2025	SF	65000	\$ 3.00	\$ 195,000.00	\$ -	\$ 195,000.00	\$ 195,000.00
F.2	Building Sealants	SIRS	10	1	2025	LS	1	\$ 19,500.00	\$ 19,500.00	\$ -	\$ 19,500.00	\$ 19,500.00
F.3	Walkway & Stair Waterproofing Coatings	SIRS	10	1	2025	SF	16750	\$ 10.00	\$ 167,500.00	\$ 50,876.10	\$ 116,623.90	\$ 116,623.90
F.4	Balcony Waterproofing Coatings	SIRS	10	1	2025	SF	11550	\$ 10.00	\$ 115,500.00	\$ 115,500.00	\$ -	\$ -
G Windows and Exterior Doors (Common)												
G.1	Lobby Doors, Rear Facing	SIRS	50	3	2027	LS	1	\$ 123,000.00	\$ 123,000.00	\$ -	\$ 123,000.00	\$ 41,000.00
G.2	Lobby Doors, Windows & Openers	SIRS	30	20	2044	LS	1	\$ 80,000.00	\$ 80,000.00	\$ -	\$ 80,000.00	\$ 4,000.00
H Other Items - Impact a-g												
H.1	Walkway Guard Ralings	SIRS	30	10	2034	LF	2800	\$ 110.00	\$ 308,000.00	\$ -	\$ 308,000.00	\$ 30,800.00
H.2	Balcony Guard Ralings	SIRS	30	10	2034	LF	2500	\$ 110.00	\$ 275,000.00	\$ -	\$ 275,000.00	\$ 27,500.00
H.3	Stair Guard and Hand Railings	SIRS	30	10	2034	LF	850	\$ 110.00	\$ 93,500.00	\$ -	\$ 93,500.00	\$ 9,350.00
H.4	Railing Repair (DM)	SIRS	20	1	2025	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -
H.5	Seawall Restoration (Creek)	SIRS	40	19	2043	LS	1	\$ 640,277.00	\$ 640,277.00	\$ -	\$ 640,277.00	\$ 33,698.79
H.6	Seawall Restoration (River)	SIRS	40	5	2029	LS	1	\$ 400,005.00	\$ 400,005.00	\$ -	\$ 400,005.00	\$ 80,001.00
H.7	Seawall Restoration (Point)	SIRS	40	36	2060	LS	1	\$ 1,800,000.00	\$ 1,800,000.00	\$ -	\$ 1,800,000.00	\$ 50,000.00
					Totals	\$ 5,616,032.00				\$ 310,626.10	\$ 5,305,405.90	\$ 701,791.87

1) Existing Reserve Funds were not audited by MSC and reflect values provided by the association.

2) Inflation has not been considered in the Component Method Analysis and it is recommended that the association conduct regular updates and adjust the reserve contributions accordingly to incorporate any market changes and pricing fluctuations. As a baseline requirement MSC recommends the association perform Structural Integrity Reserve Studies every 10 years to meet the compulsory requirements stipulated in FS 718.112.

3) SIRS items in the table do not include all association property MSC recommends the association consider for reserve contributions, the components listed only consider association property subject to the requirements of 718.112(2)(g)



9. EXHIBIT B: STRUCTURAL INTEGRITY RESERVE STUDY CASH FLOW METHOD ANALYSIS

Cash Flow Analysis																
Ville De Marco West, A Condominium, Inc.		FY 2025***	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Reserves at Beginning of Year		\$ 310,626.10	\$ 100,000.00	\$ 260,000.00	\$ 300,250.00	\$ 466,750.00	\$ 188,995.00	\$ 361,995.00	\$ 538,245.00	\$ 508,745.00	\$ 691,495.00	\$ 829,995.00	\$ 614,245.00	\$ 806,745.00	\$ 1,002,495.00	\$ 1,201,495.00
Recommended Reserve Contribution		\$ 445,123.90	\$ 160,000.00	\$ 163,250.00	\$ 166,500.00	\$ 169,750.00	\$ 173,000.00	\$ 176,250.00	\$ 179,500.00	\$ 182,750.00	\$ 186,000.00	\$ 189,250.00	\$ 192,500.00	\$ 195,750.00	\$ 199,000.00	\$ 202,250.00
Scheduled Expenditure (FY)		\$ 655,750.00	\$ -	\$ 123,000.00	\$ -	\$ 447,505.00	\$ -	\$ -	\$ 209,000.00	\$ -	\$ 47,500.00	\$ 405,000.00	\$ -	\$ -	\$ -	\$ 256,500.00
Forecasted Reserve Balance (12/31/FY)		\$ 100,000.00	\$ 260,000.00	\$ 300,250.00	\$ 466,750.00	\$ 188,995.00	\$ 361,995.00	\$ 538,245.00	\$ 508,745.00	\$ 691,495.00	\$ 829,995.00	\$ 614,245.00	\$ 806,745.00	\$ 1,002,495.00	\$ 1,201,495.00	\$ 1,147,245.00
Continued		FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053	FY 2054
Reserves at Beginning of Year		\$ 1,147,245.00	\$ 1,352,745.00	\$ 668,995.00	\$ 880,995.00	\$ 455,968.00	\$ 546,968.00	\$ 228,468.00	\$ 46,468.00	\$ 274,718.00	\$ 506,218.00	\$ 693,468.00	\$ 931,468.00	\$ 1,172,718.00	\$ 1,417,218.00	\$ 1,455,968.00
Recommended Reserve Contribution		\$ 205,500.00	\$ 208,750.00	\$ 212,000.00	\$ 215,250.00	\$ 218,500.00	\$ 221,750.00	\$ 225,000.00	\$ 228,250.00	\$ 231,500.00	\$ 234,750.00	\$ 238,000.00	\$ 241,250.00	\$ 244,500.00	\$ 247,750.00	\$ 251,000.00
Scheduled Expenditure (FY)		\$ -	\$ 892,500.00	\$ -	\$ 640,277.00	\$ 127,500.00	\$ 540,250.00	\$ 407,000.00	\$ -	\$ -	\$ 47,500.00	\$ -	\$ -	\$ -	\$ 209,000.00	\$ 1,590,357.14
Forecasted Reserve Balance (12/31/FY)		\$ 1,352,745.00	\$ 668,995.00	\$ 880,995.00	\$ 455,968.00	\$ 546,968.00	\$ 228,468.00	\$ 46,468.00	\$ 274,718.00	\$ 506,218.00	\$ 693,468.00	\$ 931,468.00	\$ 1,172,718.00	\$ 1,417,218.00	\$ 1,455,968.00	\$ 116,610.86

- 1) Existing Reserve Funds were not audited by MSC and reflect values provided by the association.
- 2) Inflation has not been considered in the analysis and it is recommended that the association conduct regular updates and adjust the reserve contributions accordingly to incorporate any market changes and pricing fluctuations. As a baseline requirement MSC recommends the association perform Structural Integrity Reserve Studies every 10 years to meet the compulsory requirements stipulated in FS 718.112.
- 3) SIRS items in the table do not include all association property MSC recommends the association consider for reserve contributions, the components listed only consider association property subject to the requirements of 718.112(2)(g)
- 4) Threshold Year 2046