MILESTONE UPDATE TO OWNERS 8/28/2025

The scaffolding on the west end of 32 on the rear of the 10 stack is up and tied into the exterior wall. Exterior demolition repair work has begun, and significant exterior issues have been found on all floors that were not apparent during the Phase 2 inspections. Work is currently stopped until the Special Inspector for Post Tension Cable and Anchor Repairs can determine the additional requirements. This work may add significantly to the project timeline and cost if the same deterioration is found in each stack in each building. Cracked stucco and leaking windows have exacerbated the deterioration leading to rust.

No interior work has begun in any unit, nor will it begin for an unknown period of time. The exterior repairs to the Post Tension cable and anchors take precedence. At some point, we hope to have two crews - interior and exterior – once we get past the first stack's exterior repairs, but the timing is not known. If you have moved items from the lanai and they are IN YOUR WAY, feel free to return some of them if you are able to do the move yourself, until notified otherwise.

The engineer is inspecting some uninspected interiors and windows each time he is onsite and you will be notified when your unit is scheduled. The problem with uninspected windows was found to be window shades or blinds - the engineer is not allowed to open/move them so please do so. When unit drawings are available, they will be disseminated to homeowners.

So far, I have received checks for 64 jalousie window replacements. I encourage all owners with jalousies – even if they seem "ok" to consider replacing them. When they leak, they damage the exterior wall in areas that are not noticeable from the outside until it is too late. The last leak repair was over $7,400, without painting. That comes from the maintenance dues budget and increases the budget requirements each year.

The current Project timeline and phasing report deadlines WILL NOT be met. A new Phasing report has been requested from the contractor and will be sent out when available.

Please continue to read and review these Project Update emails. Unfortunately, the Board has no ability to change, or influence, the way the Contractor or Engineer does their work in a Milestone repair project. They are guided by, and must meet, the Palm Beach County Inspection requirements as dictated by the Code and the engineer of record.

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