

## SUMMARY REPORT

Date: May 07, 2012

**FROM:** Dave Bullock, Town Manager

**SUBJECT:** The Colony

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A meeting was held on April 25, 2012 to discuss The Colony Beach & Tennis Resort/Club and previous reports and documents concerning the condition of the buildings. Representatives from the Fire, Police, Building, Public Works, Finance, and Zoning Departments as well as Town Administration (Town Manager and Attorney) were present.

Attached is a collective report of all inspections and observations of the Colony Beach & Tennis Resort/Club property. A summary of the documents follows:

- (1) **Building Inspections:** On February 4, 2011, at the request of the Colony Association, inspections were conducted with the findings attached (*Memo from Wayne Thorne, Interim Building Official, and dated April 27, 2012*). Violations have been documented and referenced as per 2007 Florida Building Code. Required corrective actions are noted.
- (2) **Fire Inspections:** The Fire Department conducted several inspections of the property with the last being June 14, 2011 (*Fire Prevention Inspection Reports attached; 3/11/2011 through 6/14/11*). Violations have been documented and referenced as per NFPA 101, Life Safety Code, Florida Statue 633, and the Florida Fire Prevention Code 2010 Edition. The Fire Department did share these violations with the Association and as of April 23, 2012, according to Lighthouse Management, these violations have not been corrected.
- (3) **Utilities Facilities:** A memo dated April 27, 2012 from the Public Works Director, Juan Florensa indicates that a comprehensive inspection be completed by a competent professional versed in water and wastewater facilities. Included in this inspection shall be the privately owned lift station.
- (4) **Utilities Payments:** A memo dated April 30, 2012 from Finance Director Tom Kelly refers to Sections of the Town Code that state that the outstanding balances that pertain to utility accounts must be paid before water service can be restored. Attachments to the Finance Director's

memo include the current balances and backflow penalties owed by account and copies of the Sections of the referenced Town Code.

- (5) **Karins Engineering Group, Inc.** Inspections were done by Karins Engineering Group, Inc. on November 15 (Quarterly Inspection) and again on December 5, 2009, at the request of The Colony Beach & Tennis Club Association, Inc. In their memo dated December 5, 2009 it references other inspections conducted with no action taken to correct the deficiencies. Based on their inspections and observations of the interior and exterior of the buildings inspected, their opinion is that the buildings are not safe for occupancy.
- (6) **IBA Consultants, Inc.**: On February 8 and 25, 2008 IBA Consultants, Inc. conducted a visual investigation of the existing conditions of the exterior buildings. Conditions were observed at Buildings 4 & 18 which was representative of similar conditions throughout the other buildings on the property, according to Dr. Klauber. The summary of the report states the buildings are in an extreme state of disrepair and some conditions may be a possible life/safety risk with regard to structural failure.

In summary, collective inspection reports reveal that from February 8, 2008 to February 4, 2011 The Colony Beach & Tennis Club has documented life/safety concerns from Longboat Key officials as well as private consultants.

It is with the understanding that the Association, including Lighthouse Property Management, has been informed of the violations and the corrective action that must take place to bring the "property" up to within the reference codes. As of this date, it is understood, after speaking with Larry Stritzel of Lighthouse Property Management, that none of the violations noted have been corrected. Prior to occupancy Town inspections will need to occur to assure compliance with all applicable codes. Additional inspections may reveal additional items requiring attention.

## **Building**

# MEMORANDUM

Date: April 27, 2012

**TO: DAVID BULLOCK, TOWN MANAGER**

**FROM: WAYNE R. THORNE, INTERIM BUILDING OFFICIAL**

**SUBJECT: Re-occupancy of Colony Beach and Tennis Resort. 1620 Gulf of Mexico Drive**

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This memo is to address the issues associated to the re-occupancy of the abandoned units at The Colony Beach and Tennis Resort, 1620 Gulf of Mexico Drive.

The inspections were performed by the Building Department per a request from The Colony Association to determine current deficiencies. The current adopted Code (2007 Florida Building Code) was used to reference the deficiencies. This letter is a summary to all other documentation and provides actual Code Section and Article references for the found deficiencies.

**Issues associated to the mid-rise building, and beach units 1, 2, and 3:**

This is a summary based on a memorandum sent to Monica Simpson from John Fernandez, dated February 4, 2011. See Exhibit 1. No other documentation was found at this time. This memo excludes the items from the fire prevention inspection reports.

**Mid-rise building:** The following issues shall be addressed.

- 1) The elevators shall be brought into compliance and be current on its certification of inspection in accordance with Florida State Statute 399 and Florida Administrative Code 69C-5.
- 2) Second floor replace, reconnect, or properly terminate; all missing plumbing fixtures not connected to the water and drain system. 2007 Florida Building Code (FBC) Plumbing Sections 301.3, 301.4, 608.1, and 703.4.
- 3) All exposed wiring in the second floor kitchen/bistro area shall be properly connected or guarded in accordance with the 2008 National Electrical Code (NEC) 110.27.
- 4) Units 307, 305, 309, 311, 401, 403, 405, 407, 409, 411 indicate signs of water intrusion. The 2007 Florida Building Code Section 1403.2 requires weather protection to prevent moisture from entering the building. The **whole building** shall be inspected by either a registered design

professional or licensed commercial plumbing contractor. A letter of affidavit will be required providing methods of remediation. As well as an affidavit that all points of water intrusion have been corrected. If the work involves removal and, or replacement of window, door, floor, ceiling, or wall components a building permit will be required. Note that mold conditions may exist due to the time line of abandonment of the units. Mold may be considered as a health related issue. In accordance with The Town of Longboat Key Code of Ordinance Section 150.22 (A) (10), (B) and 150.17 testing shall be performed by a person licensed in accordance with Florida State Statute 468 XVI. Any notations for remediation shall be performed.

- 5) Units 303, 305, 405, 411, reflect improper wiring to the water heaters. 2008 NEC 110.8, 110.12 (B), 250.110, and 400.3. Many others indicated as not inspected. A commercial electrical contractor shall inspect all units, identify, and repair any violation to the Electrical Code. A letter of affidavit from the electrician shall be provided indicating all installations are compliant. Note that if there is a requirement that involves a complete change in the wire method an electrical permit will be required.
- 6) Units 305, 403, and 405 have water heaters installed without the required pan. FBC-Plumbing 504.7. A licensed plumbing contractor shall be used to correct this violation. A plumbing permit may be required depending on how the pan is drained. Where a permit is not required than an affidavit from the contractor indicating compliance will be required. Note that all units in the building shall be inspected and corrected when required.
- 7) Units 305, 401, 403, and 405 have the temperature/pressure relief valve that does not terminate properly. FBC-Plumbing 504.6. A licensed plumbing contractor shall be used to correct this violation. Inspection of all units shall be performed and an affidavit provided indicating compliance.
- 8) There is an indication that the gable end bracing has extensive corrosion. A registered design professional shall evaluate the structural stability and provide a letter of certification or repair recommendation. If repairs are required, a building permit will be required.
- 9) There unsecured disconnects and exposed conductors on the roof. (National Electrical Code)NEC 110.11, and 110.13.
- 10) Unused, unsecured mechanical equipment on the roof shall be removed to reduce the risk of wind damage. 2007 FBC-Mechanical 301.12.
- 11) The exterior of the building has broken conduit exposing the conductors to weather and receptacles that are not ground-fault circuit interrupter protected. NEC 110.11, and 210.8(B).

**Beach units 1, 2, and 3:** Comments associated to all three units.

- 1) Electrical panel boards have open spaces at the breakers that shall be effectively closed. NEC 408.7.
- 2) Wire method to the A/C units have exposed conductors. NEC 110.11.

**Villa Buildings 1, 2, 8, 9, 19, 18, Beachcomber and Castaway units:**

This is a summary based on the following documentations.

- a. Karins Engineering Inspection report Dated November 25, 2009 KEG File #08RS-0032. See Exhibit 2.
  - b. IBA Inspection report dated February 28, 2008. See Exhibit 3.
  - c. Town of Longboat Key Building Department memorandum dated February 6, 2011. Violation inspection performed by the Building Department as requested by the Association. See exhibit 4.
  - d. Project manual from Karins Engineering Group associated to voided permit BP.26578. Permit issued 12/07/09 and no record of work performed. See exhibit 5. A copy has not been made as of this time but can be provided if requested.
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- 1) All buildings. Concrete fractures, spalling and exposed reinforcements on the piers have been noted as requiring repairs. A certified design professional as registered in the State of Florida shall examine all buildings, provide designs for remediation or letters stating that the support piers are structural adequate in accordance with Chapter 16 of the Building Code. See also Town Ordinance 150.22(A)(3) and (B). A building permit will be required for any remediation work. This examination shall also include supporting beams and framing, balconies, stairways, decks, and wooden walkways.
  - 2) All buildings. There are notations that the main wind force resistant system may be compromised due to opens in siding, termite damage, wood rot, and cantilevered portions of the buildings that have settled and may be causing unwarranted stresses on the building. A registered design professional shall examine the building shall examine all buildings and provide designs for remediation and when appropriate, letters stating that the lateral system is not compromised. Florida Building Code Chapter 16 and Town Ordinance 150.22(A)(3) and (B). A building permit will be required for any remediation work.
  - 3) All buildings. There is an indication that there is mold and mildew present. Mold is considered as a health risk issue. All building shall be tested and shall be performed by a person licensed in accordance with Florida State Statute 468 XVI. Reports shall be provided. Any notations for remediation shall be performed. Town Ordinance 150.22(A)(10) and (B). A building permit will be required if drywall or wall surfaces, and elements are to be removed and replaced.

- 4) All Buildings. There is an indication that there is damaged building drains and sewers. **All** buildings shall be examined a registered design professional or a plumbing contractor properly licensed. Remediation shall be performed. Testing of all buildings shall be performed to demonstrate that there are no leaks and that all waste can be delivered to the Town system. Permits will be required for replacement of piping. FBC 701.1, 701.6, and Town Ordinance 150.22(A)(10) and (B).
- 5) All units with steam generators. The steam generators shall be examined for proper connections. This may be performed by a licensed plumber or by a registered design professional. Any remediation shall be performed by a licensed plumber and with a plumbing permit. FBC-Plumbing 303.2. A report for compliant installations shall be provided.
- 6) All buildings. There are notations of improper connections, incorrect temperature/ and pressure relief valves, improper relief drains, signs of leakage associated to the water heaters. FBC-Plumbing Chapter 5. **All** water heaters shall be examined by a licensed plumber or register design professional. All replacements of water heaters shall require a plumbing permit. A report for acceptance of compliant installations shall be provided.
- 7) All buildings. Many of the exterior condensers are not properly supported, secured for wind-forces, openings around penetrations, and missing pipe insulation. Inspection and remediation shall be performed. Permit may be required for any rebuilding of the supports. An affidavit of remediation and acceptance where applicable shall be provided. FBC- Mechanical 301.12, 301.14, and 304. Also all units shall have the condensate drains examined for compliance with FBC- Mechanical Section 307.
- 8) All buildings. A licensed electrical contractor or registered design professional shall examiner all units and address the following items. Electrical permits will be required where appropriate.
  - a. All panel boards shall be inspected for none listed components, and unused opening closed. NEC 110.12(A) and (B).
  - b. Exposed and unprotected conductors under the buildings shall be supported and protected. NEC110.11 and 300.
  - c. Receptacles in wet areas shall comply with NEC 110.11 and 406.8.
  - d. Exterior AC units for exposed wiring and non- secured. NEC 110.11 and 308.
  - e. Disconnects not properly secured. NEC 110.11 and 110.13.
  - f. Wire methods to the steam generators shall be corrected and compliant with the NEC.

According to records with the except for one tenant in the mid-rise building the buildings have been abandoned for an extensive period of time. In addition to the

items listed above, for release of all units to be occupied documentation shall be provided giving evidence that all units comply Town Ordinance Section 150.04 (A) (1) through (7) and (B) Minimum housing standards. Individual units will not be released unless all items associate to all units in each building has been addressed.

If there is any further information required please let me know.

Wayne R. Thorne

Interim Building Official

Town of Longboat Key, Florida

## MEMORANDUM

DATE: February 4, 2011

TO: Monica Simpson, Director  
Planning, Zoning and Building Department

FROM: John Fernandez, Interim Building Official  
Planning, Zoning and Building Department

RE : The Colony Beach and Tennis Club  
Mid-Rise Building and Beach Units 1, 2, and 3  
Inspection for Occupancy of Tourism Units

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Please accept the following as the initial inspection report for the midrise building and Beach units 1, 2, and 3 at the Colony Beach and Tennis Club. The inspections revealed the following code deficiencies that must be corrected prior to occupancy of the tourism units:

### **Midrise Structure**

1-The first floor lobby area has no noted deficiencies. The north side elevator is not operational. The south side elevator was found to have the elevator certification expired as of 08-31-2009. ***The corrective action is to make the north elevator operational and to have the elevators inspected and the certifications made current.***

2-The second floor conference area known as the Bistro Kitchen has several kitchen items removed leaving broken or unattached plumbing pipes open to the atmosphere. Electrical issues associated with the kitchen equipment have left electrical wiring exposed. ***The corrective action is remove and/or repair the plumbing and electrical issues.***

3-The third floor tourism units

Unit 307 N. Water intrusion was noted in ceiling and around sliding glass doors. ***Corrective action is to find the source of leak and repair.***

The water heater was not inspected as it was behind a door that was screwed shut. ***Corrective action is to access the water heater and inspect.***

Unit 305 N. Water heater has no pan and the temperature relief valve does not terminate properly. The electric feed for the heater is an appliance cord that has been altered. Water intrusion noted. ***Corrective action is to properly install a water heater and determine and repair the source of water intrusion.***

Unit 303 N. Water heater electric is fed through unprotected romex type wire. ***Corrective action is to rewire with proper electrical conductors.***

Unit 309 N. Water heater not inspected as it was not accessible behind locked or screwed panel. Water intrusion noted. **Corrective action is to access the water heater and inspect, as well as determine and repair the source of water intrusion.**

Unit 311 N. Water heater not inspected as it was not accessible behind locked door or screwed panel. Water intrusion noted. **Corrective action is to access the water heater and inspect, as well as determine and repair the source of water intrusion.**

4-The fourth floor tourism units

Unit 407 N. Water intrusion noted. **Corrective action is to determine and repair the source of water intrusion and repair.**

Unit 405 S. Water heater has no pan and the temperature pressure. Relief valve does not terminate properly. The electric cord feeding the water heater is an altered appliance cord. Water intrusion noted. **Corrective action is to properly install the water heater, as well as determine and repair the source of water intrusion.**

Unit 403 S. Water heater has no pan. Water intrusion noted. **Corrective action is to place a pan under the heater, as well as determine and repair the source of water intrusion.**

Unit 409 S. Water heater not inspected as it is located behind locked or screwed panels. Water intrusion noted. **Corrective action is to access the water heater and inspect, as well as determine and repair the source of water intrusion.**

Unit 401 S. Water heater has temperature relief valve improperly terminated. Water intrusion noted. **Corrective action is to terminate relief properly, as well as determine and repair the source of water intrusion.**

Unit 411 S. Water heater improperly grounded (green conductor not visible). Water intrusion noted. **Corrective action is to correct grounding of water heater, as well as determine and repair the source of water intrusion.**

5-The fifth floor units

Not inspected. Security did not have access to these tourism units.

6-The sixth floor units

Not inspected.

7-The roof top

The gable end wall bracing is showing signs of extensive corrosion. A/C units have several units with the disconnecting means laying on the roof top some with the conductors exposed. Two abandoned A/C units were left on the roof. **Corrective action is to repair or replace the wall bracing, repair and/or replace the electrical disconnects on the roof. Abandoned unsecured A/C units shall be removed.**

8-Exterior of Building

Found broken conduit on North side of building. No G.F.C.I. receptacles on the outside of the building in wet locations. **Corrective action is to repair broken conduit and replace receptacles with the proper G.F.C.I.**

**Beach Units 1, 2 and 3**

Comments apply to all three tourism units:

1. Electrical panels have open spaces at breakers. Wire feeding the A/C units on the exterior have exposed conductors. Some of the units may not be operational due to the condition of the units. Water heaters were not inspected as they are behind screwed or nailed panels. **Corrective action is to repair the electrical panels and A/C feeds and remove panels to inspect water heaters.**
2. Exterior condition shows concrete spall in several areas with the rebar exposed. **Corrective action is to repair the spall areas.**

SEE KATN Eng LTR 2/19/11

General Comments:

Please note these inspections were by visual observations. No invasive actions were taken to determine the conditions that are behind walls or other concealed areas, such as but not limited to roofs, crawl spaces, and wall chases. Repairs mentioned in the aforementioned will require permits to be issued prior to the start of work, and the work will require licensed contractors. In the case of structural repairs, they shall bear the seal of a licensed engineer.

Occupancy of the tourism units will be determined individually as other issues may affect the occupancy. These issues may be related to fire safety and other discoveries when repairs are undertaken.

## MEMORANDUM

DATE: February 4, 2011

**TO:** Monica Simpson, Director  
Planning, Zoning and Building Department

**FROM:** John Fernandez, Interim Building Official  
Planning, Zoning and Building Department

**RE :** The Colony Beach and Tennis Club  
Villa Buildings 1, 2, 8, 9, 10 11, 18 and the Beachcomber and Castaway  
Units  
Inspection for Occupancy of Tourism Units

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Please accept the following as the initial inspection report for the Villa Buildings 1, 2, 8, 9, 10 11, 18 and the Beachcomber and Castaway Units at the Colony Beach and Tennis Club. The inspections revealed the following code deficiencies that must be corrected prior to occupancy of the tourism units:

### Villa Building Number 1 Exterior

1. The access to the building including the boardwalk and stairs show signs of disrepair. The walking surfaces are uneven and splintered throughout. The entry stairs and handrails exhibit the same condition. **The corrective action is to repair and replace the portions that are loose and uneven to prevent falls.**
2. The foundation and crawlspace are noted to have piers that are fractured and spall has occurred exposing the reinforcement bars. The steel beams show signs of significant oxidation. **The corrective action is to repair the items to support the loads that are imposed upon them.**
3. The exposed plumbing waste lines in the crawlspace were seen to have cracks and evidence of leakage was observed. **The corrective action is to repair and/or replace the waste lines.**
4. The exposed electrical in the crawlspace is improperly attached with several conductors lying on the ground. **The corrective action is to secure the conductors and remove any abandoned conductors.**
5. The main wind force resistant system (exterior sheathing) indicates water intrusion and active wood destroying organisms. Active termite evidence was noted. The sheathing has openings and a lack of water resistant coating (paint) allowing water to penetrate into the substrate causing significant deterioration. The bump outs on the building that are located on end units (kitchen area) are settling causing undo stress on the building. **The corrective action is to replace and/or repair the sheathing and the underlying framing to support the intended loads. Repair and replace as needed the underpinning of the bump outs to support the loads imposed.**

6. The exterior mechanical equipment have conductors exposed and are not secured to the structure. **The corrective action is to secure and properly attach the conductors to the disconnects and the building.**
7. The laundry equipment is located in a wet area with receptacles not intended for wet locations. **The corrective action is to remove the equipment or verify that the manufacturer allows their washers and dryers in an exposed location.**

### **Villa Building Number 1 Interior**

**The following units within Villa Building Number 1 all exhibit the same conditions as listed below: 101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205, and 206.**

1. The mechanical closets containing the water heater and H.V.A.C. equipment indicates signs of mildew and mold in and around the units. Holes in the walls provide a point of entry for vermin into the building. **The corrective action is find the source of the mold and mildew, remove the mold and mildew, and seals the holes in the closet.**
2. Water heaters indicates leakage has occurred (water is off). The electrical to the water heaters is substandard. Appliance cords have been altered and disconnecting means have been altered. **The corrective action is to repair or replace the defective units and make code compliant.**
3. H.V.A.C. equipment has the disconnecting means unsecured and several have non-compliant splices in the conductors. **The corrective action is repairing the units and the electrical components to a code compliant state.**
4. The visible steam pump generators servicing the bathrooms have been repaired in a non-compliant manner, with unsecured electrical boxes and copper pipes repaired with heater hose. **The corrective action is to repair or replace in a code compliant manner.**
5. Several of the units have electrical panels indicating parts have been altered, using parts that may void the listing requirements of the manufacturer. **The corrective action is to repair or replace with code compliant parts.**

In conclusion, without a comprehensive destructive investigation a full determination of all of the issues for Villa Building Number 1 cannot be determined. An investigative analysis performed by licensed professionals on behalf of the Association is required to determine the structural integrity of the building. A full written report from the licensed professional shall be submitted for Town review and consideration. The report shall also address life safety concerns including, but not limited to, indoor air quality, fire safety, and safely functioning mechanical systems.

### **Villa Building Number 18 Exterior**

1. The access to the building including the boardwalk and stairs show signs of disrepair. The walking surfaces are uneven and splintered throughout. The entry stairs and handrails exhibit the same condition. **The corrective action is to repair and replace the portions that are loose and uneven to prevent falls.**
2. The foundation and crawlspace are noted to have piers that are fractured and spall has occurred exposing the reinforcement bars. The steel beams show signs of significant oxidation. **The corrective action is to repair the items to support the loads that are imposed upon them.**
3. The exposed plumbing waste lines in the crawlspace were seen to have cracks and evidence of leakage was observed. **The corrective action is to repair and/or replace the waste lines.**
4. The exposed electrical in the crawlspace is improperly attached with several conductors lying on the ground. **The corrective action is to secure the conductors and remove any abandoned conductors.**
5. The main wind force resistant system (exterior sheathing) indicates water intrusion and active wood destroying organisms. Active termite evidence was noted. The sheathing has openings and a lack of water resistant coating (paint) allowing water to penetrate into the substrate causing significant deterioration. The bump outs on the building that are located on end units (kitchen area) are settling causing undo stress on the building. **The corrective action is to replace and/or repair the sheathing and the underlying framing to support the intended loads. Repair and replace as needed the underpinning of the bump outs to support the loads imposed.**

#### **Villa Building Number 18 Interior**

**The following units within Villa Building Number 18 all exhibit the same conditions as listed below: 601, 602, 603, 604, 605, 606, 701, 702, 703, 704, 705, and 706. Units 701 and 702 have added noted deficiencies as noted below.**

1. 701 Balcony rails are loose and in disrepair. The bedroom has a crack in the drywall signifying building settlement. **The corrective action is to determine and repair the settling of building and repair and or replace the balcony.**
2. 702 The balcony has rotted members in the joist system. **The corrective action is to repair or replace the rotted members.**
3. The mechanical closets containing the water heater and H.V.A.C. equipment indicates signs of mildew and mold in and around the units. Holes in the walls provide a point of entry for vermin into the building. **The corrective action is find the source of the mold and mildew, remove the mold and mildew, and seals the holes in the closet.**
4. Water heaters indicates leakage has occurred (water is off). The electrical to the water heaters is substandard. Appliance cords have been altered and disconnecting means have been altered. **The corrective action is to repair or replace the defective units and make code compliant.**

5. H.V.A.C. equipment has the disconnecting means unsecured and several have non-compliant splices in the conductors. **The corrective action is repairing the units and the electrical components to a code compliant state.**
6. The visible steam pump generators servicing the bathrooms have been repaired in a non-compliant manner, with unsecured electrical boxes and copper pipes repaired with heater hose. **The corrective action is to repair or replace in a code compliant manner.**
7. Several of the units have electrical panels indicating parts have been altered, using parts that may void the listing requirements of the manufacturer. **The corrective action is to repair or replace with code compliant parts.**

In conclusion, without a comprehensive destructive investigation a full determination of all of the issues for Villa Building Number 18 cannot be determined. An investigative analysis performed by licensed professionals on behalf of the Association is required to determine the structural integrity of the building. A full written report from the licensed professional shall be submitted for Town review and consideration. The report shall also address life safety concerns including, but not limited to, indoor air quality, fire safety, and safely functioning mechanical systems.

#### **Villa Building Number 9 Exterior**

1. The access to the building including the boardwalk and stairs show signs of disrepair. The walking surfaces are uneven and splintered throughout. The entry stairs and handrails exhibit the same condition. **The corrective action is to repair and replace the portions that are loose and uneven to prevent falls.**
2. The foundation and crawlspace are noted to have piers that are fractured and spall has occurred exposing the reinforcement bars. The steel beams show signs of significant oxidation. **The corrective action is to repair the items to support the loads that are imposed upon them.**
3. The exposed plumbing waste lines in the crawlspace were seen to have cracks and evidence of leakage was observed. **The corrective action is to repair and/or replace the waste lines.**
4. The exposed electrical in the crawlspace is improperly attached with several conductors lying on the ground. **The corrective action is to secure the conductors and remove any abandoned conductors.**
5. The main wind force resistant system (exterior sheathing) indicates water intrusion and active wood destroying organisms. Active termite evidence was noted. The sheathing has openings and a lack of water resistant coating (paint) allowing water to penetrate into the substrate causing significant deterioration. The bump outs on the building that are located on end units (kitchen area) are settling causing undo stress on the building. **The corrective action is to replace and/or repair the sheathing and the underlying framing to support the intended loads. Repair and replace as needed the underpinning of the bump outs to support the loads imposed.**

6. The exterior mechanical equipment have conductors exposed and are not secured to the structure. **The corrective action is to secure and properly attach the conductors to the disconnects and the building.**
7. The laundry equipment is located in a wet area with receptacles not intended for wet locations. **The corrective action is to remove the equipment or verify that the manufacturer allows their washers and dryers in an exposed location.**

### Villa Building Number 9 Interior

The following units within Villa Building Number 9 all exhibit the same conditions as listed below: 149,150,151,152,153,154,155,156,249,250,251,252,253,254,255 and 256. Units 249 and 255 have added deficiencies as noted below.

1. Unit 249 has rotted framing members adjacent to the entry. **The corrective action is to repair and or replace the rotted members.**
2. Unit 255 has deteriorated balcony beams. **The corrective action is to repair and or replace these members.**
3. The mechanical closets containing the water heater and H.V.A.C. equipment indicates signs of mildew and mold in and around the units. Holes in the walls provide a point of entry for vermin into the building. **The corrective action is find the source of the mold and mildew, remove the mold and mildew, and seals the holes in the closet.**
4. Water heaters indicates leakage has occurred (water is off). **The electrical to the water heaters is substandard. Appliance cords have been altered and disconnecting means have been altered. The corrective action is to repair or replace the defective units and make code compliant.**
5. H.V.A.C. equipment has the disconnecting means unsecured and several have non-compliant splices in the conductors. **The corrective action is repairing the units and the electrical components to a code compliant state.**
6. The visible steam pump generators servicing the bathrooms have been repaired in a non-compliant manner, with unsecured electrical boxes and copper pipes repaired with heater hose. **The corrective action is to repair or replace in a code compliant manner.**
7. Several of the units have electrical panels indicating parts have been altered, using parts that may void the listing requirements of the manufacturer. **The corrective action is to repair or replace with code compliant parts.**

In conclusion, without a comprehensive destructive investigation a full determination of all of the issues for Villa Building Number 1 cannot be determined. An investigative analysis performed by licensed professionals on behalf of the Association is required to determine the structural integrity of the building. A full written report from the licensed professional shall be submitted for Town review and consideration. The report shall also address life safety concerns including, but not limited to, indoor air quality, fire safety, and safely functioning mechanical systems.

### Villa Building Number 10 Exterior

1. The access to the building including the boardwalk and stairs show signs of disrepair. The walking surfaces are uneven and splintered throughout. The entry stairs and handrails exhibit the same condition. **The corrective action is to repair and replace the portions that are loose and uneven to prevent falls.**
2. The foundation and crawlspace are noted to have piers that are fractured and spall has occurred exposing the reinforcement bars. The steel beams show signs of significant oxidation. **The corrective action is to repair the items to support the loads that are imposed upon them.**
3. The exposed plumbing waste lines in the crawlspace were seen to have cracks and evidence of leakage was observed. **The corrective action is to repair and/or replace the waste lines.**
4. The exposed electrical in the crawlspace is improperly attached with several conductors lying on the ground. **The corrective action is to secure the conductors and remove any abandoned conductors.**
5. The main wind force resistant system (exterior sheathing) indicates water intrusion and active wood destroying organisms. Active termite evidence was noted. The sheathing has openings and a lack of water resistant coating (paint) allowing water to penetrate into the substrate causing significant deterioration. The bump outs on the building that are located on end units (kitchen area) are settling causing undo stress on the building. **The corrective action is to replace and/or repair the sheathing and the underlying framing to support the intended loads. Repair and replace as needed the underpinning of the bump outs to support the loads imposed.**
6. The exterior mechanical equipment have conductors exposed and are not secured to the structure. **The corrective action is to secure and properly attach the conductors to the disconnects and the building.**
7. The laundry equipment is located in a wet area with receptacles not intended for wet locations. **The corrective action is to remove the equipment or verify that the manufacturer allows their washers and dryers in an exposed location.**

### Villa Building Number 10 Interior

The following units within Villa Building Number 10 all exhibit the same conditions as listed below: 645,646,647,648,745,746,747, and 748 Unit 648 has added deficiencies as noted below.

1. Unit 648 has portions of the balcony unsecured to the building. **The corrective action is to repair the loose members of the balcony.**

2. The mechanical closets containing the water heater and H.V.A.C. equipment indicates signs of mildew and mold in and around the units. Holes in the walls provide a point of entry for vermin into the building. **The corrective action is find the source of the mold and mildew, remove the mold and mildew, and seals the holes in the closet.**
3. Water heaters indicates leakage has occurred (water is off). The electrical to the water heaters is substandard. Appliance cords have been altered and disconnecting means have been altered. **The corrective action is to repair or replace the defective units and make code compliant.**
4. H.V.A.C. equipment has the disconnecting means unsecured and several have non-compliant splices in the conductors. **The corrective action is repairing the units and the electrical components to a code compliant state.**
5. The visible steam pump generators servicing the bathrooms have been repaired in a non-compliant manner, with unsecured electrical boxes and copper pipes repaired with heater hose. **The corrective action is to repair or replace in a code compliant manner.**
6. Several of the units have electrical panels indicating parts have been altered, using parts that may void the listing requirements of the manufacturer. **The corrective action is to repair or replace with code compliant parts.**

In conclusion, without a comprehensive destructive investigation a full determination of all of the issues for Villa Building Number 1 cannot be determined. An investigative analysis performed by licensed professionals on behalf of the Association is required to determine the structural integrity of the building. A full written report from the licensed professional shall be submitted for Town review and consideration. The report shall also address life safety concerns including, but not limited to, indoor air quality, fire safety, and safely functioning mechanical systems.

#### **Beachcomber Building Exterior.**

1. The exterior balcony is in disrepair with the walking surfaces uneven, loose, and splintered. **The corrective action is to repair and or replace the portions that are loose and uneven to prevent falls.**
2. The main wind force resistant system (exterior sheathing) indicates water intrusion and active wood destroying organisms. Active termite evidence was noted. The sheathing has openings and a lack of water resistant coating (paint) allowing water to penetrate into the substrate causing significant deterioration. Many wood shake shingles are missing on the exterior, thus allowing water intrusion into the structure. **The corrective action is to replace and/or repair the sheathing/wood shakes and the underlying framing to support the intended loads.**
3. Evidence of roof leaks are evident soft spots on the roof were noted and visible water stains on the kitchen ceiling area below. **The corrective action is to repair the roof area.**
4. The foundation and crawl space has limited visibility as the grade below is approximately 16" to 24' of crawlspace. The limited observation indicates electrical

conductors lying on the ground. Plumbing was not observed. **The corrective action is to repair the electrical. Excavate areas to allow for further observations of the area.**

5. The H.V.A.C. air handler in the exterior closet has a disconnect without protection (cover). n.m. cable is used in an unprotected environment. **The corrective action is to repair the disconnect with the appropriate cover, remove the n.m. cable and or protect appropriately.**

#### **Beachcomber Building Interior.**

1. Evidence of water intrusion in ceiling and walls. **The corrective action is to repair the source of the leaks.**
2. Rodents are evident in the building (feces found). **The corrective action is to determine the entry source. Deny their entry remove the rodents and their droppings.**
3. The water heater was not found. **The corrective action is to uncover the water heater for further observation.**

In conclusion, without a comprehensive destructive investigation a full determination of all of the issues for Beachcomber Building cannot be determined. An investigative analysis performed by licensed professionals on behalf of the Association is required to determine the structural integrity of the building. A full written report from the licensed professional shall be submitted for Town review and consideration. The report shall also address life safety concerns including, but not limited to, indoor air quality, fire safety, and safely functioning mechanical systems.

#### **Castaway Building Exterior**

1. The foundation and crawl space has limited visibility as the grade below is approximately 16" to 24" of crawlspace. The limited observation indicates electrical conductors lying on the ground. Open electrical junction boxes in a deteriorated manner. Plumbing was not observed. **The corrective action is to repair the electrical. Excavate areas to allow for further observations of the area.**
2. Rodents are evident in the building (feces found). **The corrective action is to determine the entry source. Deny their entry remove the rodents and their droppings**
3. The H.V.A.C. system is in disrepair one air handler was exposed to the elements as the door had fallen off. The electrical disconnect had no cover leaving the conductors open to the elements. **The corrective action is to repair and make safe the H.V.A.C. system.**
4. The main wind force resistant system (exterior sheathing) indicates water intrusion and active wood destroying organisms. Active termite evidence was noted. The sheathing has openings and a lack of water resistant coating (paint) allowing water to penetrate into the substrate causing significant deterioration. Many wood shake

shingles are missing on the exterior, thus allowing water intrusion into the structure. **The corrective action is to replace and/or repair the sheathing/wood shakes and the underlying framing to support the intended loads.**

### **Castaway Building Interior**

1. Rodents are evident in the building (feces found). **The corrective action is to determine the entry source. Deny their entry remove the rodents and their droppings.**
2. Evidence of water intrusion in ceiling and walls. **The corrective action is to repair the source of the leaks.**
3. The water heater is in disrepair with electrical and plumbing deficiencies. **The corrective action is to repair and or replace in a code compliant manner**

In conclusion, without a comprehensive destructive investigation a full determination of all of the issues for Castaway Building cannot be determined. An investigative analysis performed by licensed professionals on behalf of the Association is required to determine the structural integrity of the building. A full written report from the licensed professional shall be submitted for Town review and consideration. The report shall also address life safety concerns including, but not limited to, indoor air quality, fire safety, and safely functioning mechanical systems.

The inspectors performing the inspections exhibited eye, nose and throat irritation. As the origin of this irritation is due to some unidentified sources, visible feces and nesting materials, the inspectors will now have available dust mask and gloves while performing any other inspections. This issue could very well stem from the quality of the indoor air.

### **Villa Building Number 2 Exterior.**

1. The access to the building including the boardwalk and stairs show signs of disrepair. The walking surfaces are uneven and splintered throughout. The entry stairs and handrails exhibit the same condition. **The corrective action is to repair and replace the portions that are loose and uneven to prevent falls.**
2. The foundation and crawlspace are noted to have piers that are fractured and spall has occurred exposing the reinforcement bars. The steel beams show signs of significant oxidation. **The corrective action is to repair the items to support the loads that are imposed upon them.**
3. The exposed plumbing waste lines in the crawlspace were seen to have cracks and evidence of leakage was observed. **The corrective action is to repair and/or replace the waste lines.**
4. The exposed electrical in the crawlspace is improperly attached with several conductors lying on the ground. **The corrective action is to secure the conductors and remove any abandoned conductors**

5. The main wind force resistant system (exterior sheathing) indicates water intrusion and active wood destroying organisms. Active termite evidence was noted. The sheathing has openings and a lack of water resistant coating (paint) allowing water to penetrate into the substrate causing significant deterioration. The bump outs on the building that are located on end units (kitchen area) are settling causing undo stress on the building. **The corrective action is to replace and/or repair the sheathing and the underlying framing to support the intended loads. Repair and replace as needed the underpinning of the bump outs to support the loads imposed.**
6. The exterior mechanical equipment have conductors exposed and are not secured to the structure. **The corrective action is to secure and properly attach the conductors to the disconnects and the building.**
7. The laundry equipment is located in a wet area with receptacles not intended for wet locations. **The corrective action is to remove the equipment or verify that the manufacturer allows their washers and dryers in an exposed location.**

### **Villa Building Number 2 Interior**

**The following units within Villa Number 2 all exhibit the same conditions as listed below:107,108,109,110,111,112,207,208,209,210,211,and 212**

1. Unit 249 has rotted framing members adjacent to the entry. **The corrective action is to repair and or replace the rotted members.**
2. Unit 255 has deteriorated balcony beams. **The corrective action is to repair and or replace these members.**
3. The mechanical closets containing the water heater and H.V.A.C. equipment indicates signs of mildew and mold in and around the units. Holes in the walls provide a point of entry for vermin into the building. **The corrective action is find the source of the mold and mildew, remove the mold and mildew, and seals the holes in the closet.**
4. Water heaters indicates leakage has occurred (water is off). **The electrical to the water heaters is substandard.** Appliance cords have been altered and disconnecting means have been altered. **The corrective action is to repair or replace the defective units and make code compliant.**
5. H.V.A.C. equipment has the disconnecting means unsecured and several have non-compliant splices in the conductors. **The corrective action is repairing the units and the electrical components to a code compliant state.**
6. The visible steam pump generators servicing the bathrooms have been repaired in a non-compliant manner, with unsecured electrical boxes and copper pipes repaired with heater hose. **The corrective action is to repair or replace in a code compliant manner.**
7. Several of the units have electrical panels indicating parts have been altered, using parts that may void the listing requirements of the manufacturer.

In conclusion, without a comprehensive destructive investigation a full determination of all of the issues for Castaway Building cannot be determined. An investigative analysis performed by licensed professionals on behalf of the Association is required to determine the structural integrity of the building. A full written report from the licensed professional shall be submitted for Town review and consideration. The report shall also address life safety concerns including, but not limited to, indoor air quality, fire safety, and safely functioning mechanical systems.

#### **Villa Building Number 11 Exterior.**

1. The access to the building including the boardwalk and stairs show signs of disrepair. The walking surfaces are uneven and splintered throughout. The entry stairs and handrails exhibit the same condition. **The corrective action is to repair and replace the portions that are loose and uneven to prevent falls.**
2. The foundation and crawlspace are noted to have piers that are fractured and spall has occurred exposing the reinforcement bars. The steel beams show signs of significant oxidation. **The corrective action is to repair the items to support the loads that are imposed upon them.**
3. The exposed plumbing waste lines in the crawlspace were seen to have cracks and evidence of leakage was observed. **The corrective action is to repair and/or replace the waste lines.**
4. The exposed electrical in the crawlspace is improperly attached with several conductors lying on the ground. **The corrective action is to secure the conductors and remove any abandoned conductors.**
5. The main wind force resistant system (exterior sheathing) indicates water intrusion and active wood destroying organisms. Active termite evidence was noted. The sheathing has openings and a lack of water resistant coating (paint) allowing water to penetrate into the substrate causing significant deterioration. The bump outs on the building that are located on end units (kitchen area) are settling causing undo stress on the building. **The corrective action is to replace and/or repair the sheathing and the underlying framing to support the intended loads. Repair and replace as needed the underpinning of the bump outs to support the loads imposed.**
6. The exterior mechanical equipment have conductors exposed and are not secured to the structure. **The corrective action is to secure and properly attach the conductors to the disconnects and the building.**
7. The laundry equipment is located in a wet area with receptacles not intended for wet locations. **The corrective action is to remove the equipment or verify that the manufacturer allows their washers and dryers in an exposed location.**

#### **Villa Building Number 11 Interior.**

**The following units within Villa Number 11 all exhibit the same conditions as listed below: 639, 640, 641, 642, 643, 644, 739, 740, 741, 742, 743, and 744.**

1. All water heaters shows signs of leakage, improper temperature and pressure relief line connections and inadequate electrical connections.

2. The A/C units have no secondary condensate relief lines.
3. The mechanical closets containing the water heater and H.V.A.C. equipment indicates signs of mildew and mold in and around the units. Holes in the walls provide a point of entry for vermin into the building. **The corrective action is find the source of the mold and mildew, remove the mold and mildew, and seals the holes in the closet.**

In conclusion, without a comprehensive destructive investigation a full determination of all of the issues for Castaway Building cannot be determined. An investigative analysis performed by licensed professionals on behalf of the Association is required to determine the structural integrity of the building. A full written report from the licensed professional shall be submitted for Town review and consideration. The report shall also address life safety concerns including, but not limited to, indoor air quality, fire safety, and safely functioning mechanical systems.

#### **Villa Number 8 Exterior.**

1. The access to the building including the boardwalk and stairs show signs of disrepair. The walking surfaces are uneven and splintered throughout. The entry stairs and handrails exhibit the same condition. **The corrective action is to repair and replace the portions that are loose and uneven to prevent falls.**
2. The foundation and crawlspace are noted to have piers that are fractured and spall has occurred exposing the reinforcement bars. The steel beams show signs of significant oxidation. **The corrective action is to repair the items to support the loads that are imposed upon them.**
3. The exposed plumbing waste lines in the crawlspace were seen to have cracks and evidence of leakage was observed. **The corrective action is to repair and/or replace the waste lines.**
4. The exposed electrical in the crawlspace is improperly attached with several conductors lying on the ground. **The corrective action is to secure the conductors and remove any abandoned conductors.**
5. The main wind force resistant system (exterior sheathing) indicates water intrusion and active wood destroying organisms. Active termite evidence was noted. The sheathing has openings and a lack of water resistant coating (paint) allowing water to penetrate into the substrate causing significant deterioration. The bump outs on the building that are located on end units (kitchen area) are settling causing undo stress on the building. **The corrective action is to replace and/or repair the sheathing and the underlying framing to support the intended loads. Repair and replace as needed the underpinning of the bump outs to support the loads imposed.**
6. The exterior mechanical equipment have conductors exposed and are not secured to the structure. **The corrective action is to secure and properly attach the conductors to the disconnects and the building.**
7. The laundry equipment is located in a wet area with receptacles not intended for wet locations. **The corrective action is to remove the equipment or verify or**

verify that the manufacturer allows their washers and dryers in an exposed location.

**Villa Building Number 8 Interior.**

The following units within Villa Number 8 all exhibit the same conditions as listed below: 145,146,147,148,245,246,247,and 248.

1. All water heaters shows signs of leakage, improper temperature and pressure relief line connections and inadequate electrical connections.
2. The A/C units have no secondary condensate relief lines.
3. The mechanical closets containing the water heater and H.V.A.C. equipment indicates signs of mildew and mold in and around the units. Holes in the walls provide a point of entry for vermin into the building. **The corrective action is find the source of the mold and mildew, remove the mold and mildew, and seals the holes in the closet.**

In conclusion, without a comprehensive destructive investigation a full determination of all of the issues for Castaway Building cannot be determined. An investigative analysis performed by licensed professionals on behalf of the Association is required to determine the structural integrity of the building. A full written report from the licensed professional shall be submitted for Town review and consideration. The report shall also address life safety concerns including, but not limited to, indoor air quality, fire safety, and safely functioning mechanical systems.

Fire



## **Longboat Key Fire Rescue**

### **Memorandum**

TO: David Bullock, Town Manager  
THROUGH: Paul Dezzi, Fire Chief  
FROM: Lou Gagliardi, Fire Marshal  
SUBJECT: Summary of The Colony Resort Fire & Life Safety Inspections  
DATE: May 4, 2012

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This office conducted fire and life safety inspections at The Colony Resort under authority of FS633 and the Florida Fire Prevention Code 2007 edition. These inspections were performed during the first months of 2011 at the request of Mr. Jay Yablon, president of the association. The FFPC has since been revised with an effective date of December 31, 2011. There may be some code changes that apply to any future permitted work requested. I accompanied inspectors from the Town Building Department and inspected many of the other buildings and units that are not part of this summary as well.

The following is a summary of the inspections you requested:

1. **Hotel:** I noted twelve deficiencies in my report, as follows: The fire alarm system must be functional and monitored at a central station. To date, this has not been completed. Smoke detectors, which are part of the fire alarm system, were found to be not working in some of the units. Other units had missing or no smoke detectors. The fire pump is not working at this time and the fire sprinkler system did not have a current inspection tag. Elevators do not have current inspection documentation and one of them is out of service. The building requires a Knox Box installed to store building access keys for fire department use. The fire rated wall in the fire pump room has a hole cut through it. Portable fire extinguishers have not been inspected. (I was told today by Gary Glass, Lighthouse Management, that this deficiency has been addressed this past week) There is improper storage in electric meter rooms and some of the exit signs are not working properly. Some of the fire rated exit stair doors have non-rated door closers attached to them. All unit doors have been undercut, allowing smoke to migrate into each unit. A threshold must be installed in each doorway.

2. **Beachcomber:** Smoke alarms are not functioning and most likely out of date. Sliding glass door which is secondary egress out of the bedroom not operable.
3. **Castaway:** Smoke alarms missing or not operable. Porch egress stairs deteriorated. Light weight truss signage required.
4. **Beach Units 1,2,3:** Electrical panel, cover not secure or U.L. listed.
5. **Villas 1, 2, 8, 9, 18:** All have similar deficiencies, smoke alarms not working, out of date, improperly located. Exit stairs/ramp deteriorated. Washer, dryer, water heater located under exit stairs must be separated from the structure by 1-hour construction or removed. Portable fire extinguisher inspection tags out of date. Water heater closets inside many units have holes in the rated walls created when non-permitted replacement work was done. Light weight truss signage required.

It was also noted that many of the units in all of these structures had structural damage caused by termites and damage due to water intrusion. It is suspected mold may also be an issue inside the affected units.



# TOWN OF LONGBOAT KEY

## *FIRE RESCUE DEPARTMENT*

### FIRE RESCUE DEPARTMENT

5490 Gulf of Mexico Drive

Longboat Key, FL 34228

(941) 316-1944

FAX (941) 316-1946

www.longboatkey.org

GARY GLASS  
COLONY BEACH & TENNIS CLUB

,FL

Corrective action  
required by :06-01-2011

## FIRE PREVENTION INSPECTION REPORT

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,18  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151280

**DATE:** 03-11-2011 **TOTAL VIOLATIONS:** 8 **CORRECTED:** 0 **TYPE:** REQST

1. ELECTRICAL WIRING NOT ENCLOSED, LIGHT FIXTURE, BACK STAIRS HANGING.  
ACTION REQUIRED : ENCLOSE/PROTECT ALL EXPOSED WIRING, MAKE NECESSARY REPAIRS.  
Reference: NFPA-70,NAT'L ELECTRIC CODE
2. IMPROPER TENANT SEPARATION: WASHER, DRYER, HOT WATER HEATER REQUIRED TO BE SEPARATED FROM COMBUSTIBLE EXIT STAIRS.  
IN MOST CASES DRYER IS NOT PROPERLY VENTED. DRYER LINT VENTS TO UNDERSIDE OF STRUCTURE.  
ACTION REQUIRED : INSTALL MIN. 1 HR. RATED SEPARATION OR REMOVE APPLIANCES.  
Reference: NFPA-101, LIFE SAFETY CODE
3. EXIT STAIRS, RAMPS, HAND RAILS ARE DETERIORATED, UNEVEN AND IN SOME CASES UNSAFE DUE TO TRIP HAZARD. 7.1.6 WALKING SURFACES IN THE MEANS OF EGRESS.  
7.1.10.1\* GENERAL. MEANS OF EGRESS SHALL BE CONTINUOUSLY MAINTAINED FREE OF ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY.  
ACTION REQUIRED : MAKE NECESSARY REPAIRS.  
Reference: NFPA-101, LIFE SAFETY CODE
4. IMPROPER TENANT SEPARATION: UNIT #601AND 606, AND MOST OTHER UNITS, HAVE HOLES IN THE DRY WALL IN THE HOT WATER HEATER / AIR HANDLER UNIT CLOSET.  
ACTION REQUIRED : INSTALL MIN. 1 HR. RATED SEPARATION. MAKE NECESSARY REPAIRS.  
Reference: NFPA-101, LIFE SAFETY CODE
5. EXTINGUISHERS NOT PROPERLY TAGGED, OUT OF DATE.  
ACTION REQUIRED : TAG REQUIRED RE: SERVICE/INSPECTION  
All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



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**LOCATION:** COLONY BEACH & TENNIS CLUB,18      **INSPECTION #:** 151280  
1620 GULF OF MEXICO DR  
**DATE:** 03-11-2011    **TOTAL VIOLATIONS:** 8    **CORRECTED:** 0    **TYPE:** REQST

Reference: NFPA-10, PORTABLE FIRE EXTINGUISHERS

6. SMOKE ALARMS IN UNITS 702 AND 703 NOT FUNCTIONING PROPERLY AND NOT MOUNTED PROPERLY.

NFPA 101 9.6.2.10 SMOKE ALARMS. 9.6.2.10.1.1 WHERE REQUIRED BY ANOTHER SECTION OF THIS CODE, SINGLE-STATION AND MULTIPLE-STATION SMOKE ALARMS SHALL BE IN ACCORDANCE WITH NFPA 72 , NATIONAL FIRE ALARM CODE, UNLESS OTHERWISE PROVIDED IN 9.6.2.10.1.2, 9.6.2.10.1.3, OR 9.6.2.10.1.4. 9.6.2.10.1.2 THE INSTALLATION OF SMOKE ALARMS IN SLEEPING ROOMS SHALL BE REQUIRED WHERE REQUIRED BY CHAPTERS 11 THROUGH 43. 9.7.5 MAINTENANCE AND TESTING. ALL AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS REQUIRED BY THIS CODE SHALL BE INSPECTED, TESTED, AND MAINTAINED IN ACCORDANCE WITH

ACTION REQUIRED : SMOKE ALARMS HAVE A SERVICE LIFE OF 10 YEARS. EITHER REPLACE SMOKE ALARMS OR BATTERIES. SMOKE ALARMS SHOULD BE MOUNTED ON THE CEILING OR 4IN.-12IN. BELOW CEILING. ALL TWO STORY UNITS SHOULD BE CHECKED.

7. NFPA 101: MARK ALL ELECTRICAL ROOMS AND STORAGE ROOMS WITH SIGNAGE.

ACTION REQUIRED : PLACE SIGNS ON EXTERIOR OF ELECTRICAL AND STORAGE ROOM DOORS INDICATING THEIR USE.

8. NFPA 101, CHAPTER 24: SECONDARY EGRESS OUT OF BEDROOMS. SOME BEDROOMS HAVE SLIDING GLASS DOORS ONLY (NO WINDOW) THAT DO NOT OPEN PROPERLY. (SEE BUILDING DEPT. REPORT FOR LOCATIONS)

ACTION REQUIRED : MAKE NECESSARY REPAIRS SO THAT SLIDING GLASS DOORS OPEN PROPERLY.

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



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**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,18  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151280

**DATE:** 03-11-2011 **TOTAL VIOLATIONS:** 8 **CORRECTED:** 0 **TYPE:** REQST

**\*\* NOTE \*\*:** ALL FIRE AND LIFE SAFETY INSPECTIONS ARE CONDUCTED UNDER AUTHORITY OF FS633 AND THE FLORIDA FIRE PREVENTION CODE 2010 EDITION.

ROOF / FLOOR LIGHT-WEIGHT TRUSS REQUIREMENTS.HAVE A LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT THIS STRUCTURE CONTAINS LIGHT-WEIGHT ROOF OR FLOOR TRUSSES IN COMPLIANCE WITH FS 633.027. STRUCTURE MUST BE IDENTIFIED WITH PROPER SIGNAGE.

Fire Inspector William Fortner

Fire Marshal

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



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GARY GLASS  
LIGHTHOUSE MGT.

,FL

Corrective action  
required by :06-01-2011

## FIRE PREVENTION INSPECTION REPORT

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,1  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151110

**DATE:** 03-11-2011 **TOTAL VIOLATIONS:** 10 **CORRECTED:** 0 **TYPE:** REQST

**1. EXIT STAIRS/RAMPS ARE DETERIORATED.**

**ACTION REQUIRED :** STAIRWAYS AND RAMPS ARE IN NEED OR REPAIR. NFPA 101: 7.1.6 WALKING SURFACES IN THE MEANS OF EGRESS.

**7.1.10.1\* GENERAL.** MEANS OF EGRESS SHALL BE CONTINUOUSLY MAINTAINED FREE OF ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY.

Reference: NFPA-101, LIFE SAFETY CODE

**2. EXIT STAIRS: WASHER, DRYER AND WATER HEATER MUST BE SEPARATED BY MINIMUM 1-HOUR CONSTRUCTION FROM COMBUSTIBLE STAIRS.**

**ACTION REQUIRED :** MAKE NECESSARY REPAIRS OR REMOVE THESE ITEMS FROM BENEATH THE STAIRS. IN MOST CASES, THE DRYERS ARE NOT PROPERLY VENTED AND VENT TO THE UNDERSIDE OF THE STRUCTURE CAUSING A BUILD-UP OF COMBUSTIBLE LINT.

Reference: NFPA-101, LIFE SAFETY CODE

**3. EXIT RAMPS: HANDRAILS IN NEED OF REPAIR.**

**ACTION REQUIRED :** MAKE NECESSARY REPAIRS TO HANDRAILS AND DETERIORATED WALKWAYS.

Reference: NFPA-101, LIFE SAFETY CODE

**4. EXTINGUISHERS NOT PROPERLY TAGGED, OVERDUE INSPECTION.**

**ACTION REQUIRED :** TAG REQUIRED RE: SERVICE/INSPECTION

Reference: NFPA-10, PORTABLE FIRE EXTINGUISHERS

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



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**LOCATION:** COLONY BEACH & TENNIS CLUB,1  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151110

**DATE:** 03-11-2011 **TOTAL VIOLATIONS:** 10 **CORRECTED:** 0 **TYPE:** REQST

5. SMOKE ALARMS: BATTERY REPLACEMENT IN ALL SMOKE ALARMS RECOMMENDED. SMOKE ALARMS IN UNITS 202 AND 203, SECOND FLOOR BEDROOM, NOT WORKING PROPERLY AND NOT MOUNTED PROPERLY.

ACTION REQUIRED : NFPA 101: 9.6.2.10 REPLACE BATTERY OR SMOKE ALARM. SMOKE ALARM IN ALL SECOND FLOOR BEDROOMS NEED TO BE MOUNTED ON OR NEAR THE CEILING. (THESE BEDROOMS ARE ACTUALLY ON THE THIRD FLOOR OF THE STRUCTURE)

NOTE: SMOKE ALARMS ARE CONSIDERED TO HAVE A 10 YEAR SERVICE LIFE.

6. IMPROPER TENANT SEPARATION

ACTION REQUIRED : INSTALL MIN. 1 HR. RATED SEPARATION. MOST UNITS INSPECTED IN THIS BUILDING HAVE HOLES IN THE DRYWALL LOCATED INSIDE THE HOT WATER HEATER / AIR HANDLER UNIT CLOSET WHERE PREVIOUS WORK HAS BEEN DONE.

Reference: NFPA-101, LIFE SAFETY CODE

7. ALL METER ROOM AND STORAGE ROOM DOORS MUST BE MARKED AS SUCH.

ACTION REQUIRED : NFPA 101: PLACE SIGN ON EXTERIOR OF DOOR.

8. NFPA 101: 9.6.2.10 UNITS 202 AND 203: SMOKE ALARMS MOUNTED IMPROPERLY AND NOT FUNCTIONING PROPERLY.

ACTION REQUIRED : RECOMMEND CHANGING ALL BATTERIES. SMOKE ALARMS HAVE A 10 YEAR SERVICE LIFE. SMOKE ALARMS SHOULD BE MOUNTED ON THE CEILING OR 4IN.-12IN. BELOW CEILING. ALL 2 STORY UNITS SHOULD BE CHECKED.

9. UNIT 105 AND MOST OTHER UNITS: IMPROPER TENANT SEPARATION IN AIR HANDLER / HOT WATER HEATER CLOSETS.

ACTION REQUIRED : INSTALL MIN. 1 HR. RATED SEPARATION WHERE DRYWALL HAS BEEN REMOVED FROM INSIDE OF EXTERIOR WALL.

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



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Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,1  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151110

**DATE:** 03-11-2011 **TOTAL VIOLATIONS:** 10 **CORRECTED:** 0 **TYPE:** REQST

Reference: NFPA-101, LIFE SAFETY CODE

10.MARK ALL METER ROOM, ELECTRICAL ROOM AND STORAGE ROOM DOORS WITH SIGNAGE.  
ACTION REQUIRED : PLACE APPROPRIATE SIGNS ON EXTERIOR OF DOOR.

**\*\* NOTE \*\*:** ALL FIRE AND LIFE SAFETY INSPECTIONS ARE CONDUCTED UNDER AUTHORITY OF FS633 AND THE FLORIDA FIRE PREVENTION CODE 2010 EDITION.

ROOF / FLOOR LIGHT-WEIGHT TRUSS REQUIREMENTS.HAVE A LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT THIS STRUCTURE CONTAINS LIGHT-WEIGHT ROOF OR FLOOR TRUSSES IN COMPLIANCE WITH FS 633.027. STRUCTURE MUST BE IDENTIFIED WITH PROPER SIGNAGE.

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



**TOWN OF LONGBOAT KEY**  
***FIRE RESCUE DEPARTMENT***

**FIRE RESCUE DEPARTMENT**  
5490 Gulf of Mexico Drive  
Longboat Key, FL 34228  
(941) 316-1944  
FAX (941) 316-1946  
www.longboatkey.org

GARY GLASS  
LIGHTHOUSE MGT.

,FL

Corrective action  
required by :06-01-2011

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Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,1  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151110

**DATE:** 03-11-2011 **TOTAL VIOLATIONS:** 10 **CORRECTED:** 0 **TYPE:** REQST

Fire Marshal Lou Gagliardi

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# TOWN OF LONGBOAT KEY

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COLONY BEACH & TENNIS CLUB

,FL

Corrective action  
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### FIRE PREVENTION INSPECTION REPORT

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,9  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151190

**DATE:** 03-18-2011 **TOTAL VIOLATIONS:** 10 **CORRECTED:** 0 **TYPE:** REQST

**1. EXITS OBSTRUCTED**

TREE LIMBS BLOCKING EXIT RAMP, REAR STAIRS.

**ACTION REQUIRED :** REMOVE ANY EXIT OBSTRUCTIONS, TRIM TREE LIMBS FROM EXIT RAMP.  
(THE LIMB WITH THE SIGN WATCH YOUR HEAD NAILED TO IT.

Reference: NFPA-101, LIFE SAFETY CODE

**2. EXITS OBSTRUCTED, WASHER/DRYER/HOT WATER HEATER LOCATED BENEATH  
COMBUSTIBLE EXIT STAIRS.**

**ACTION REQUIRED :** REMOVE ANY EXIT OBSTRUCTIONS: REMOVE APPLIANCES FROM  
UNDERNEATH EXIT STAIRS OR SEPARATE WITH 1-HOUR RATED ENCLOSURE.

Reference: NFPA-101, LIFE SAFETY CODE

**3. LIGHT-FRAME TRUSS-TYPE CONSTRUCTION. HAVE A LICENSED ARCHITECT OR ENGINEER  
DETERMINE WHETHER OR NOT ROOF SYSTEM IS CONSTRUCTED OF LIGHT-WEIGHT TRUSS-  
TYPE CONSTRUCTION IN COMPLIANCE WITH FS 633.027.**

**ACTION REQUIRED :** PROVIDE WRITTEN DOCUMENTATION FROM DESIGN PROFESSIONAL  
STATING TYPE OF ROOF SYSTEM ON THIS STRUCTURE. IF ROOF SYSTEM MEETS THE  
DEFINITION OF LIGHT-WEIGHT CONSTRUCTION AS DEFINED IN FS 633.027, PROVIDE SIGNAGE  
AS REQUIRED. **\*\*NOTE,\*\*** THIS REQUIREMENT APPLIES TO ALL STRUCTURES IN THIS COMPLEX.

**4. SMOKE ALARMS NOT FUNCTIONING PROPERLY IN UNITS 150, 151, 152, 153, 154, 156, 253, 256  
29.3.4.5\* SMOKE ALARMS. AN APPROVED SINGLE-STATION SMOKE ALARM SHALL BE  
INSTALLED IN ACCORDANCE WITH 9.6.2.10 IN EVERY GUEST ROOM AND EVERY LIVING AREA  
AND SLEEPING ROOM WITHIN A GUEST SUITE.**

**ACTION REQUIRED :** REPAIR/REPLACE SMOKE ALARMS. REPLACE BATTERIES, I RECOMMEND  
10 YEAR BATTERIES. SMOKE ALARMS HAVE A 10 YEAR SERVICE LIFE.

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not  
otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each  
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1620 GULF OF MEXICO DR

**INSPECTION #:** 151190

**DATE:** 03-18-2011 **TOTAL VIOLATIONS:** 10 **CORRECTED:** 0 **TYPE:** REQST

NFPA 101 9.6.2.10 SMOKE ALARMS.

9.6.2.10.1.1 WHERE REQUIRED BY ANOTHER SECTION OF THIS CODE, SINGLE-STATION AND MULTIPLE-STATION SMOKE ALARMS SHALL BE IN ACCORDANCE WITH NFPA 72 , NATIONAL FIRE ALARM CODE, UNLESS OTHERWISE PROVIDED IN 9.6.2.10.1.2, 9.6.2.10.1.3, OR 9.6.2.10.1.4.

9.6.2.10.1.2 THE INSTALLATION OF SMOKE ALARMS IN SLEEPING ROOMS SHALL BE REQUIRED WHERE REQUIRED BY CHAPTERS 11 THROUGH 43.

9.7.5 MAINTENANCE AND TESTING. ALL AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS REQUIRED BY THIS CODE SHALL BE INSPECTED, TESTED, AND MAINTAINED IN ACCORDANCE WITH

Reference: NFPA-72,FIRE ALARM SYSTEMS-USE & MAINT.

5. FLORIDA FIRE PREVENTION CODE, NFPA 101, SECTION 29.3.4.5 STATES: AN APPROVED SINGLE-STATION SMOKE ALARM SHALL BE INSTALLED IN EVERY GUEST ROOM AND EVERY LIVING AREA AND SLEEPING ROOM WITHIN A GUEST SUITE.

ACTION REQUIRED : INSTALL SMOKE ALARMS IN LIVING AREAS THAT CONTAIN MURPHY BEDS IN THE WALL CLOSET. \*\*NOTE\*\*: THIS REQUIREMENT APPLIES TO ALL UNITS IN ALL VILLAS.

Reference: NFPA-72,FIRE ALARM SYSTEMS-USE & MAINT.

6. EXTINGUISHERS NOT PROPERLY TAGGED. ALL PORTABLE FIRE EXTINGUISHERS ARE OUT OF DATE.

ACTION REQUIRED : TAG REQUIRED RE: SERVICE/INSPECTION

Reference: NFPA-10, PORTABLE FIRE EXTINGUISHERS

7. IMPROPER TENANT SEPARATION: THE AIR HANDLER / HOT WATER HEATER CLOSET IN UNITS 152, 154, 155, 156 REQUIRE REPAIR TO THE DRY WALL. NOTE: THIS VIOLATION NOTED IN MOST OTHER UNITS IN THIS COMPLEX.

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1620 GULF OF MEXICO DR  
**INSPECTION #:** 151190  
**DATE:** 03-18-2011 **TOTAL VIOLATIONS:** 10 **CORRECTED:** 0 **TYPE:** REQST

**ACTION REQUIRED :** INSTALL MIN. 1 HR. RATED SEPARATION  
Reference: NFPA-101, LIFE SAFETY CODE

8. ELECTRICAL WIRING NOT ENCLOSED, OUTSIDE AC UNIT #252.  
**ACTION REQUIRED :** ENCLOSE/PROTECT ALL EXPOSED WIRING  
Reference: NFPA-70,NAT'L ELECTRIC CODE

9. ELECTRICAL WIRING NOT ENCLOSED: UNIT #152 AIR HANDLER CLOSET.  
**ACTION REQUIRED :** ENCLOSE/PROTECT ALL EXPOSED WIRING. THIS COMMENT APPLIES TO ALL AC CLOSETS IN THIS COMPLEX THAT HAVE EXPOSED WIRING.  
Reference: NFPA-70,NAT'L ELECTRIC CODE

10.EXITS OBSTRUCTED, UNIT #149 HAS UNEVEN FLOOR BOARDS ON EXIT BALCONY PRESENTING A TRIP HAZARD.  
**ACTION REQUIRED :** REMOVE ANY EXIT OBSTRUCTIONS: MAKE NECESSARY REPAIRS TO ALL STAIRS, BALCONIES, EXIT RAMPS THAT HAVE DETERIORATED WOODEN STRUCTURAL / FLOORING MEMBERS.

7.1.6 WALKING SURFACES IN THE MEANS OF EGRESS.

7.1.10.1\* GENERAL. MEANS OF EGRESS SHALL BE CONTINUOUSLY MAINTAINED FREE OF ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY.

Reference: NFPA-101, LIFE SAFETY CODE

**MOST OF THE VIOLATIONS / DEFICIENCIES LISTED IN THIS REPORT APPLY TO ALL VILLAS AND UNITS.**

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**DATE:** 03-18-2011 **TOTAL VIOLATIONS:** 10 **CORRECTED:** 0 **TYPE:** REQST

**\*\* NOTE \*\*:** ALL FIRE AND LIFE SAFETY INSPECTIONS ARE CONDUCTED UNDER AUTHORITY OF FS633 AND THE FLORIDA FIRE PREVENTION CODE 2010 EDITION.

ROOF / FLOOR LIGHT-WEIGHT TRUSS REQUIREMENTS.HAVE A LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT THIS STRUCTURE CONTAINS LIGHT-WEIGHT ROOF OR FLOOR TRUSSES IN COMPLIANCE WITH FS 633.027. STRUCTURE MUST BE IDENTIFIED WITH PROPER SIGNAGE.

Fire Inspector David Kyle

Fire Marshal

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**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,10  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151200

**DATE:** 03-18-2011 **TOTAL VIOLATIONS:** 8 **CORRECTED:** 0 **TYPE:** REQST

1. EXITS STAIRS OBSTRUCTED. ENCLOSE WASHER/DRYER, HOT WATER HEATER  
ACTION REQUIRED : REMOVE ANY EXIT OBSTRUCTIONS: REQUIRE 1-HOUR ENCLOSURE OR REMOVE.

Reference: NFPA-101, LIFE SAFETY CODE

2. NFPA 13: FIRE DEPARTMENT CONNECTION FOR HOTEL FIRE SPRINKLER SYSTEM, LOCATED BETWEEN THIS VILLA AND THE HOTEL, IS NOT IN PROPER WORKING ORDER. REMOVE IMPROPER CAP AND REPLACE WITH PROPER CAP.

ACTION REQUIRED : REPAIR FIRE DEPT. CONNECTION

3. ROOF TRUSS SYSTEM. HAVE A LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT THIS STRUCTURE IS IN COMPLIANCE WITH FS 633.027.

ACTION REQUIRED : PROVIDE WRITTEN DOCUMENTATION. PROVIDE SIGNAGE AS REQUIRED.

4. F.D.C. / FIRE HYDRANT NOT ACCESSIBLE WHEN VEHICLE IS PARKED IN SPACE PROVIDED FOR RESTAURANT.

ACTION REQUIRED : ACCESS REQ TO FIRE DEPT CONNECTIONS AND FIRE HYDRANT. REMOVE PARKING SIGN AND PARKING STOP.

5. IMPROPER TENANT SEPARATION, AIR HANDLER / HOT WATER HEATER CLOSET IN UNITS 645, 646.

ACTION REQUIRED : INSTALL MIN. 1 HR. RATED SEPARATION. MAKE REPAIRS TO DRY WALL IN ALL UNIT CLOSETS IN ALL VILLAS THAT ARE IN NEED OF REPAIR.

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1620 GULF OF MEXICO DR  
**DATE:** 03-18-2011    **TOTAL VIOLATIONS:** 8    **CORRECTED:** 0    **TYPE:** REQST

Reference: NFPA-101, LIFE SAFETY CODE

6. SMOKE ALARMS: MOST SMOKE ALARMS IN ALL UNITS, ALL VILLAS, HAVE DEAD BATTERIES. I RECOMMEND 10 YEAR BATTERIES.

UNITS 645, 746, 747, 748 TESTED IN THIS VILLA AND DID NOT FUNCTION PROPERLY. SMOKE ALARMS HAVE A 10 YEAR SERVICE LIFE.

ACTION REQUIRED : REPAIR/REPLACE SMOKE ALARMS AS NECESSARY. NFPA 101 9.6.2.10 SMOKE ALARMS.

9.6.2.10.1.1 WHERE REQUIRED BY ANOTHER SECTION OF THIS CODE, SINGLE-STATION AND MULTIPLE-STATION SMOKE ALARMS SHALL BE IN ACCORDANCE WITH NFPA 72 , NATIONAL FIRE ALARM CODE, UNLESS OTHERWISE PROVIDED IN 9.6.2.10.1.2, 9.6.2.10.1.3, OR 9.6.2.10.1.4.

9.6.2.10.1.2 THE INSTALLATION OF SMOKE ALARMS IN SLEEPING ROOMS SHALL BE REQUIRED WHERE REQUIRED BY CHAPTERS 11 THROUGH 43.

Reference: NFPA-72,FIRE ALARM SYSTEMS-USE & MAINT.

7. FLORIDA FIRE PREVENTION CODE, NFPA 101, SECTION 29.3.4.5 REQUIRES: AN APPROVED SINGLE-STATION SMOKE ALARM SHALL BE INSTALLED IN EVERY GUEST ROOM AND EVERY LIVING AREA AND SLEEPING ROOM WITHIN A GUEST SUITE.

ACTION REQUIRED : INSTALL A SMOKE ALARM IN EACH LIVING AREA CONTAINING A MURPHY BED IN ALL UNITS, ALL VILLAS.

Reference: NFPA-72,FIRE ALARM SYSTEMS-USE & MAINT.

8. EXTINGUISHERS NOT PROPERLY TAGGED. ALL PORTABLE FIRE EXTINGUISHERS ARE OUT OF INSPECTION DATE.

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**INSPECTION #:** 151200

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**ACTION REQUIRED :** TAG REQUIRED RE: SERVICE/INSPECTION  
Reference: NFPA-10, PORTABLE FIRE EXTINGUISHERS

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ROOF / FLOOR LIGHT-WEIGHT TRUSS REQUIREMENTS.HAVE A LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT THIS STRUCTURE CONTAINS LIGHT-WEIGHT ROOF OR FLOOR TRUSSES IN COMPLIANCE WITH FS 633.027. STRUCTURE MUST BE IDENTIFIED WITH PROPER SIGNAGE.

Fire Marshal Lou Gagliardi

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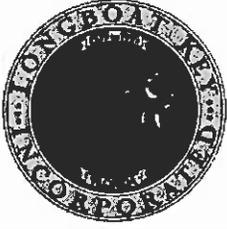
**LOCATION:** COLONY BEACH & TENNIS CLUB,2  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151120

**DATE:** 03-25-2011 **TOTAL VIOLATIONS:** 11 **CORRECTED:** 0 **TYPE:** REQST

1. EXTINGUISHERS NOT PROPERLY TAGGED (EXPIRED).  
ACTION REQUIRED : PORTABLE FIRE EXTINGUISHERS HAVE EXPIRED INSPECTION TAGS.  
HAVE EXTINGUISHERS INSPECTED AND PROPERLY TAGGED.  
Reference: NFPA-10, PORTABLE FIRE EXTINGUISHERS
2. UNITS OR ROOMS IMPROPERLY MARKED, UNIT 111  
ACTION REQUIRED : MINIMUM 2 IN. LETTERING REQUIRED  
Reference: CHAPTER-94, TOWN FIRE CODE
3. SMOKE ALARMS REQUIRED IN ALL SLEEPING AREAS.  
29.3.4.5\* SMOKE ALARMS. AN APPROVED SINGLE-STATION SMOKE ALARM SHALL BE  
INSTALLED IN ACCORDANCE WITH 9.6.2.10 IN EVERY GUEST ROOM AND EVERY LIVING AREA  
AND SLEEPING ROOM WITHIN A GUEST SUITE.  
ACTION REQUIRED : INSTALL SMOKE ALARMS IN ALL LIVING AREAS IN ALL UNITS THAT HAVE  
A MURPHY BED IN CLOSET.
4. NFPA 101: SIGNAGE REQUIRED ON ALL ELECTRICAL / STORAGE ROOM DOORS INDICATING  
USE OF ROOM.  
ACTION REQUIRED : INSTALL APPROPRIATE SIGNAGE.
5. IMPROPER TENANT SEPARATION IN AIR HANDLER / WATER HEATER CLOSET. DRYWALL  
REPAIRS REQUIRED DO TO INSTALLATION OF NON-PERMITTED WATER HEATERS.  
ACTION REQUIRED : INSTALL MIN. 1 HR. RATED SEPARATION. UNITS 107, 108, 109, 212  
INSPECTED. APPLIES TO ALL UNITS WITH DAMAGED WALLS.  
Reference: NFPA-101, LIFE SAFETY CODE

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6. ELECTRICAL WIRING NOT ENCLOSED / OR DAMAGED, WATER HEATER, UNIT 212 SHOWS SIGNS OF ELECTRICAL ARCHING.

ACTION REQUIRED : ENCLOSE/PROTECT ALL WIRING, MAKE NECESSARY REPAIRS.

Reference: NFPA-70,NAT'L ELECTRIC CODE

7. IMPROPER TENANT SEPARATION, WATER HEATER, WASHER / DRYER UNDER EXIT STAIRS.  
ACTION REQUIRED : INSTALL MIN. 1 HR. RATED SEPARATION / ENCLOSURE OR REMOVE APPLIANCES.

Reference: NFPA-101, LIFE SAFETY CODE

8. SMOKE ALARMS NOT FUNCTIONING PROPERLY IN THE FOLLOWING UNITS: 107, 111, 112, 208, 210, 212.

29.3.4.5\* SMOKE ALARMS. AN APPROVED SINGLE-STATION SMOKE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH 9.6.2.10 IN EVERY GUEST ROOM AND EVERY LIVING AREA AND SLEEPING ROOM WITHIN A GUEST SUITE.

ACTION REQUIRED : REPLACE ALL BATTERIES IN ALL SMOKE ALARMS. SMOKE ALARMS HAVE A SERVICE LIFE OF 10 YEARS. I RECOMMEND REPLACING ALL SMOKE ALARMS.

9. SMOKE ALARMS NOT MOUNTED PROPERLY IN UNITS: 208, 209, 210 SECOND FLOOR BEDROOM.

ACTION REQUIRED : SMOKE ALARMS SHOULD BE MOUNTED WITHIN 4-12" BELOW CEILING OR ON CEILING.

10.EXIT STAIRWAY(S) / RAMPS IN DETERIORATED CONDITION, UNEVEN, ROTTED.

7.1.6 WALKING SURFACES IN THE MEANS OF EGRESS. 7.1.10.1\* GENERAL. MEANS OF EGRESS SHALL BE CONTINUOUSLY MAINTAINED FREE OF ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY.

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**DATE:** 03-25-2011 **TOTAL VIOLATIONS:** 11 **CORRECTED:** 0 **TYPE:** REQST

**ACTION REQUIRED :** MAKE NECESSARY REPAIRS.  
Reference: NFPA-101, LIFE SAFETY CODE

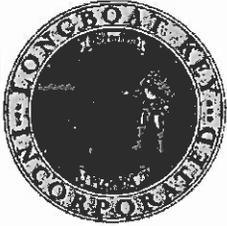
11.LIGHT WEIGHT FLOOR / ROOF TRUSS.

**ACTION REQUIRED :** HAVE LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT ALL VILLAS HAVE LIGHT WEIGHT ROOF / FLOOR TRUSSES IN COMPLIANCE WITH FS 633.027. PROPER SIGNAGE REQUIRED ON STRUCTURE.

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Fire Marshal

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COLONY BEACH & TENNIS CLUB, CASTAWAY  
595 BAY ISLES ROAD, SUITE 200  
LONGBOAT KEY, FL 34228

Corrective action  
required by :06-01-2011

**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-27-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB, CASTAWAY **INSPECTION #:** 151380  
1620 GULF OF MEXICO DR, 14B

**DATE:** 03-25-2011 **TOTAL VIOLATIONS:** 2 **CORRECTED:** 0 **TYPE:** ANNUAL

**1. NO SMOKE ALARMS INSTALLED / MISSING.**

NFPA 101 9.6.2.10 SMOKE ALARMS. 9.6.2.10.1.1 WHERE REQUIRED BY ANOTHER SECTION OF THIS CODE, SINGLE-STATION AND MULTIPLE-STATION SMOKE ALARMS SHALL BE IN ACCORDANCE WITH NFPA 72, NATIONAL FIRE ALARM CODE, UNLESS OTHERWISE PROVIDED IN 9.6.2.10.1.2, 9.6.2.10.1.3, OR 9.6.2.10.1.4. 9.6.2.10.1.2 THE INSTALLATION OF SMOKE ALARMS IN SLEEPING ROOMS SHALL BE REQUIRED WHERE REQUIRED BY CHAPTERS 11 THROUGH 43.

**ACTION REQUIRED :** INSTALL SMOKE ALARMS IN BEDROOM AND LIVING AREAS WITH 10 YEAR BATTERIES.

**2. PORCH / STAIRS DETERIORATED.**

7.1.6 WALKING SURFACES IN THE MEANS OF EGRESS. 7.1.10.1\* GENERAL. MEANS OF EGRESS SHALL BE CONTINUOUSLY MAINTAINED FREE OF ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY.

**ACTION REQUIRED :** MAKE NECESSARY REPAIRS FOR SAFE EXITING.

**\*\* NOTE \*\*:** ALL FIRE AND LIFE SAFETY INSPECTIONS ARE CONDUCTED UNDER AUTHORITY OF FS633 AND THE FLORIDA FIRE PREVENTION CODE 2010 EDITION.

ROOF / FLOOR LIGHT-WEIGHT TRUSS REQUIREMENTS.HAVE A LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT THIS STRUCTURE CONTAINS LIGHT-WEIGHT ROOF OR FLOOR TRUSSES IN COMPLIANCE WITH FS 633.027. STRUCTURE MUST BE IDENTIFIED WITH PROPER SIGNAGE.

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



**TOWN OF LONGBOAT KEY**  
***FIRE RESCUE DEPARTMENT***

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(941) 316-1944  
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www.longboatkey.org

GARY GLASS  
COLONY BEACH & TENNIS CLUB, CASTAWAY  
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**LOCATION:** COLONY BEACH & TENNIS CLUB, CASTAWAY **INSPECTION #:** 151380  
1620 GULF OF MEXICO DR, 14B

**DATE:** 03-25-2011 **TOTAL VIOLATIONS:** 2 **CORRECTED:** 0 **TYPE:** ANNUAL

Fire Marshal Lou Gagliardi

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GARY GLASS  
COLONY BEACH & TENNIS CLUB, BEACHCOMBER  
,FL

Corrective action  
required by :06-01-2011

**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-27-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB, BEACHCOMBER  
1620 GULF OF MEXICO DR

**DATE:** 03-28-2011 **TOTAL VIOLATIONS:** 3 **CORRECTED:** 0 **TYPE:** REINSPECTION

1. SMOKE ALARM NOT FUNCTIONING IN BEDROOM. SMOKE ALARMS HAVE A 10 YEAR SERVICE LIFE.

NFPA 101 9.6.2.10 SMOKE ALARMS. 9.6.2.10.1.1 WHERE REQUIRED BY ANOTHER SECTION OF THIS CODE, SINGLE-STATION AND MULTIPLE-STATION SMOKE ALARMS SHALL BE IN ACCORDANCE WITH NFPA 72 , NATIONAL FIRE ALARM CODE, UNLESS OTHERWISE PROVIDED IN 9.6.2.10.1.2, 9.6.2.10.1.3, OR 9.6.2.10.1.4. 9.6.2.10.1.2 THE INSTALLATION OF SMOKE ALARMS IN SLEEPING ROOMS SHALL BE REQUIRED WHERE REQUIRED BY CHAPTERS 11 THROUGH 43.

ACTION REQUIRED : INSTALL NEW SMOKE ALARM OR INSTALL 10 YEAR BATTERY.

2. NFPA 101: SMOKE ALARMS REQUIRED IN ALL SLEEPING AREAS.

ACTION REQUIRED : INSTALL SMOKE ALARM WITH 10 YEAR BATTERY IN LIVING AREA.

3. NFPA: CHAPTER 24

SECONDARY EGRESS OUT OF BEDROOM REQUIRED. SLIDING GLASS DOOR NOT OPERABLE.

ACTION REQUIRED : MAKE NECESSARY REPAIRS TO SLIDING GLASS DOOR SO THAT IT OPENS PROPERLY.

**\*\* NOTE \*\*:** ALL FIRE AND LIFE SAFETY INSPECTIONS ARE CONDUCTED UNDER AUTHORITY OF FS633 AND THE FLORIDA FIRE PREVENTION CODE 2010 EDITION.

ROOF / FLOOR LIGHT-WEIGHT TRUSS REQUIREMENTS.HAVE A LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT THIS STRUCTURE CONTAINS LIGHT-WEIGHT ROOF OR FLOOR TRUSSES IN COMPLIANCE WITH FS 633.027. STRUCTURE MUST BE IDENTIFIED WITH PROPER SIGNAGE.

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Corrective action  
required by :06-01-2011

**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-27-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB, BEACHCOMBER  
1620 GULF OF MEXICO DR

**DATE:** 03-28-2011 **TOTAL VIOLATIONS:** 3 **CORRECTED:** 0 **TYPE:** REINSPECTION

Fire Marshal Lou Gagliardi

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COLONY BEACH & TENNIS CLUB

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Corrective action  
required by :06-01-2011

**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,8  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151180

**DATE:** 03-30-2011 **TOTAL VIOLATIONS:** 6 **CORRECTED:** 0 **TYPE:** REQST

1. EXIT STAIRWAY (2) REQUIRES 1-HOUR SEPARATION FROM HOT WATER HEATER AND WASHER/DRYER LOCATED UNDERNEATH COMBUSTIBLE STAIRS.

ACTION REQUIRED : REMOVE HOT WATER HEATER AND WASHER/DRYER FROM BENEATH EXIT STAIRS OR PROVIDE 1-HOUR ENCLOSURE.

Reference: NFPA-101, LIFE SAFETY CODE

2. HAVE LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT ALL ROOF TRUSSES IN THIS COMPLEX ARE LIGHT-WEIGHT FRAME CONSTRUCTION IN COMPLIANCE WITH FS 633.027.

ACTION REQUIRED : FS633: PROVIDE WRITTEN DOCUMENTATION. PROVIDE REQUIRED SIGNAGE ON ALL STRUCTURE WITH LIGHT-FRAME TRUSSES IN COMPLIANCE WITH FS633.027.

3. EXTINGUISHERS NOT PROPERLY TAGGED

ACTION REQUIRED : TAG REQUIRED RE: SERVICE/INSPECTION

Reference: NFPA-10, PORTABLE FIRE EXTINGUISHERS

4. STORAGE ROOMS / ELECTRICAL ROOMS NOT PROPERLY MARKED.

ACTION REQUIRED : PLACE SIGNAGE ON DOORS AS NEEDED.

5. IMPROPER TENANT SEPARATION

ACTION REQUIRED : INSTALL MIN. 1 HR. RATED SEPARATION REQUIRED IN A/C /WATER HEATER CLOSETS.

Reference: NFPA-101, LIFE SAFETY CODE

6. EXIT STAIRS / RAMPS / HANDRAILS DETERIORATED.

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# TOWN OF LONGBOAT KEY

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COLONY BEACH & TENNIS CLUB

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### FIRE PREVENTION INSPECTION REPORT

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,8  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151180

**DATE:** 03-30-2011 **TOTAL VIOLATIONS:** 6 **CORRECTED:** 0 **TYPE:** REQST

7.1.6 WALKING SURFACES IN THE MEANS OF EGRESS. 7.1.10.1\* GENERAL. MEANS OF EGRESS SHALL BE CONTINUOUSLY MAINTAINED FREE OF ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY.  
ACTION REQUIRED : MAKE NECESSARY REPAIRS.

**\*\* NOTE \*\*:** ALL FIRE AND LIFE SAFETY INSPECTIONS ARE CONDUCTED UNDER AUTHORITY OF FS633 AND THE FLORIDA FIRE PREVENTION CODE 2010 EDITION.

ROOF / FLOOR LIGHT-WEIGHT TRUSS REQUIREMENTS.HAVE A LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT THIS STRUCTURE CONTAINS LIGHT-WEIGHT ROOF OR FLOOR TRUSSES IN COMPLIANCE WITH FS 633.027. STRUCTURE MUST BE IDENTIFIED WITH PROPER SIGNAGE.

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Fire Marshal Lou Gagliardi

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**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,11  
1620 GULF OF MEXICO DR

**INSPECTION #:** 151210

**DATE:** 03-30-2011 **TOTAL VIOLATIONS:** 10 **CORRECTED:** 0 **TYPE:** REQST

1. EXITS OBSTRUCTED. WASHER / DRYER/ WATER HEATER BENEATH EXIT STAIRS REQUIRE A ONE-HOUR ENCLOSURE OR MUST BE REMOVED.

ACTION REQUIRED : MAKE NECESSARY REPAIRS OR REMOVE.

Reference: NFPA-101, LIFE SAFETY CODE

2. SMOKE ALARMS ARE REQUIRED IN ALL SLEEPING AREAS. UNITS THAT HAVE A MURPHY BED IN THE LIVING AREA MUST HAVE A SMOKE ALARM INSTALLED. THIS REQUIREMENT APPLIES TO ALL UNITS IN ALL VILLAS.

UNITS: 640, 641, 643, 740, 743, 741, 742,

ACTION REQUIRED : INSTALL SMOKE ALARM. I RECOMMEND SMOKE ALARMS WITH A 10-YEAR BATTERY.

29.3.4.5\* SMOKE ALARMS. AN APPROVED SINGLE-STATION SMOKE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH 9.6.2.10 IN EVERY GUEST ROOM AND EVERY LIVING AREA AND SLEEPING ROOM WITHIN A GUEST SUITE. NFPA 101: 9.6.2.10.1.2 THE INSTALLATION OF SMOKE ALARMS IN SLEEPING ROOMS SHALL BE REQUIRED WHERE REQUIRED BY CHAPTERS 11 THROUGH 43. 9.6.2.10.2 SMOKE ALARMS, OTHER THAN EXISTING BATTERY-OPERATED SMOKE ALARMS AS PERMITTED BY OTHER SECTIONS OF THIS CODE, SHALL BE POWERED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 , NATIONAL FIRE ALARM CODE.

3. SMOKE ALARM NOT FUNCTIONING PROPERLY, UNITS: 643, 644, 741, 742, 743.

ACTION REQUIRED : REPLACE BATTERIES AND / OR SMOKE ALARM. I RECOMMEND SMOKE ALARMS WITH A 10-YEAR BATTERY. SMOKE ALARMS HAVE A SERVICE LIFE OF 10 YEARS. I RECOMMEND THAT ALL SMOKE ALARMS BE REPLACED IN ALL VILLA UNITS. 29.3.4.5\* SMOKE ALARMS. AN APPROVED SINGLE-STATION SMOKE ALARM SHALL BE INSTALLED IN

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1620 GULF OF MEXICO DR  
**DATE:** 03-30-2011    **TOTAL VIOLATIONS:** 10    **CORRECTED:** 0    **TYPE:** REQST

ACCORDANCE WITH 9.6.2.10 IN EVERY GUEST ROOM AND EVERY LIVING AREA AND SLEEPING ROOM WITHIN A GUEST SUITE.

9.6.2.10.1.2 THE INSTALLATION OF SMOKE ALARMS IN SLEEPING ROOMS SHALL BE REQUIRED WHERE REQUIRED BY CHAPTERS 11 THROUGH 43. 9.6.2.10.2 SMOKE ALARMS, OTHER THAN EXISTING BATTERY-OPERATED SMOKE ALARMS AS PERMITTED BY OTHER SECTIONS OF THIS CODE, SHALL BE POWERED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 , NATIONAL FIRE ALARM CODE.

4. NFPA 101: WATER HEATER / AIR HANDLER CLOSET: UNITS 646, 742, 743, 744. ONE-HOUR RATING REQUIRED FOR WALLS THAT HAVE BEEN DAMAGED BY WORKERS INSTALLING EQUIPMENT. MANY UNITS SHOW SIGNS OF ELECTRICAL ARCHING.  
ACTION REQUIRED : MAKE NECESSARY REPAIRS.

5. NFPA 101: SMOKE ALARMS NOT MOUNTED PROPERLY IN THIRD FLOOR BEDROOMS OF UNITS LOCATED ON SECOND FLOOR. SMOKE ALARMS SHOULD BE MOUNTED ON THE CEILING OR WITHIN 4IN.-12IN. OF CEILING ON WALL.  
ACTION REQUIRED : PROPERLY INSTALL SMOKE ALARMS.

6. EXTINGUISHERS NOT PROPERLY TAGGED, EXPIRED.  
ACTION REQUIRED : TAG REQUIRED RE: SERVICE/INSPECTION REQUIRED.  
Reference: NFPA-10, PORTABLE FIRE EXTINGUISHERS

7. STORAGE ROOM / ELECTRICAL ROOMS NOT PROPERLY MARKED.  
ACTION REQUIRED : NFPA 101: PLACE SIGNS ON ALL STORAGE / ELECTRICAL ROOM DOORS INDICATING USE.

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# TOWN OF LONGBOAT KEY

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**INSPECTION #:** 151210

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8. EXTERIOR LIGHT POST FELL OVER, LEANING ON EXIT RAMP RAILING.

ACTION REQUIRED : NFPA 101:MAKE NECESSARY REPAIRS.

9. EXIT RAMPS, HAND RAILS, BALCONIES DETERIORATED.

ACTION REQUIRED : NFPA 101, SECTION 7: MAKE NECESSARY REPAIRS.

10.IMPROPER TENANT SEPARATION, CEILINGS IN UNITS 640, 643 HAVE COLLAPSED DUE TO WATER DAMAGE.

ACTION REQUIRED : MAKE NECESSARY REPAIRS, INSTALL MIN. 1 HR. RATED SEPARATION.

Reference: NFPA-101, LIFE SAFETY CODE

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1620 GULF OF MEXICO DR

INSPECTION #: 151210

DATE: 03-30-2011 TOTAL VIOLATIONS: 10 CORRECTED: 0 TYPE: REQST

Fire Marshal Lou Gagliardi

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**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,HIGHRISE 1 **INSPECTION #:** 151310  
1620 GULF OF MEXICO DR

**DATE:** 06-14-2011 **TOTAL VIOLATIONS:** 12 **CORRECTED:** 0 **TYPE:** REINSPECTION

1. FIRE ALARM SYSTEM NOT INSPECTED. 9.6.1.3 A FIRE ALARM SYSTEM REQUIRED FOR LIFE SAFETY SHALL BE INSTALLED, TESTED, AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF NFPA 70 , NATIONAL ELECTRICAL CODE, AND NFPA 72 , NATIONAL FIRE ALARM CODE, UNLESS IT IS AN APPROVED EXISTING INSTALLATION, WHICH SHALL BE PERMITTED TO BE CONTINUED IN USE.

9.6.1.6\* WHERE A REQUIRED FIRE ALARM SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS IN A 24-HOUR PERIOD, THE AUTHORITY HAVING JURISDICTION SHALL BE NOTIFIED, AND THE BUILDING SHALL BE EVACUATED, OR AN APPROVED FIRE WATCH SHALL BE PROVIDED FOR ALL PARTIES LEFT UNPROTECTED BY THE SHUTDOWN, UNTIL THE FIRE ALARM SYSTEM HAS BEEN RETURNED TO SERVICE. NFPA 72: 14.2.1.1.1 INSPECTION, TESTING, AND MAINTENANCE PROGRAMS SHALL SATISFY THE REQUIREMENTS OF THIS CODE AND CONFORM TO THE EQUIPMENT MANUFACTURER'S PUBLISHED INSTRUCTIONS. NFPA 72: 14.2.2.1\* THE PROPERTY OR BUILDING OR SYSTEM OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE SHALL BE RESPONSIBLE FOR INSPECTION, TESTING, AND MAINTENANCE OF THE SYSTEM AND FOR ALTERATIONS OR ADDITIONS TO THIS SYSTEM.

ACTION REQUIRED : NFPA 101: FIRE ALARM SYSTEM REQUIRED TO BE INSPECTED / CERTIFIED ANNUALLY BY LICENSED FA CONTRACTOR.

Reference: NFPA-72,FIRE ALARM SYSTEMS-USE & MAINT.

2. SMOKE/HEAT DETECTORS NOT WORKING PROPERLY:

NFPA 101 9.6.2.10 SMOKE ALARMS. 9.6.2.10.1.1 WHERE REQUIRED BY ANOTHER SECTION OF THIS CODE, SINGLE-STATION AND MULTIPLE-STATION SMOKE ALARMS SHALL BE IN ACCORDANCE WITH NFPA 72 , NATIONAL FIRE ALARM CODE, UNLESS OTHERWISE PROVIDED IN 9.6.2.10.1.2, 9.6.2.10.1.3, OR 9.6.2.10.1.4. 9.6.2.10.1.2 THE INSTALLATION OF SMOKE ALARMS IN SLEEPING ROOMS SHALL BE REQUIRED WHERE REQUIRED BY CHAPTERS 11 THROUGH 43.

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**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,HIGHRISE 1 **INSPECTION #:** 151310  
1620 GULF OF MEXICO DR

**DATE:** 06-14-2011 **TOTAL VIOLATIONS:** 12 **CORRECTED:** 0 **TYPE:** REINSPECTION

**ACTION REQUIRED :** REPAIR/REPLACE HEAT/SMOKE DETECTORS. THE SMOKE DETECTOR IN UNIT 411-S BEDROOM IS MISSING. ALL SMOKE DETECTORS IN ALL UNITS MUST BE INSPECTED AND TESTED AS PART OF THE ANNUAL INSPECTION / MAINTENANCE SERVICE.

Reference: NFPA-72,FIRE ALARM SYSTEMS-USE & MAINT.

3. SPRINKLER/STANDPIPE SYSTEM NOT INSPECTED. ANNUAL CERTIFICATION OF FIRE SPRINKLER SYSTEM AND STANDPIPE SYSTEM OVERDUE.

**ACTION REQUIRED :** 9.7.5 MAINTENANCE AND TESTING. ALL AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS REQUIRED BY THIS CODE SHALL BE INSPECTED, TESTED, AND MAINTAINED IN ACCORDANCE WITH HAVE CONTRACTOR INSPECT ANNUALLY

4. ELEVATOR CERTIFICATION OUT OF DATE

ELEVATOR TESTING, NFPA 101 LIFE SAFETY CODE 9.4.6.1 ELEVATORS SHALL BE SUBJECT TO PERIODIC INSPECTIONS AND TESTS AS SPECIFIED IN ASME A17.1/CSA B44, SAFETY CODE FOR ELEVATORS AND ESCALATORS. 9.4.3.2 ALL EXISTING ELEVATORS HAVING A TRAVEL DISTANCE OF 25 FT (7620 MM) OR MORE ABOVE OR BELOW THE LEVEL THAT BEST SERVES THE NEEDS OF EMERGENCY PERSONNEL FOR FIRE-FIGHTING OR RESCUE PURPOSES SHALL CONFORM TO THE FIRE FIGHTERS' EMERGENCY OPERATIONS REQUIREMENTS OF ASME A17.3, SAFETY CODE FOR EXISTING ELEVATORS AND ESCALATORS.

**ACTION REQUIRED :** HAVE ELEVATOR INSPECTED/REPAIRED/CERTIFIED

Reference: CHAPTER-94, TOWN FIRE CODE

5. A KNOX BOX CONTAINING ACCESS KEYS TO BUILDING IS REQUIRED TO BE INSTALLED PER TOWN FIRE CODE, CHAPTER 94.

**ACTION REQUIRED :** CONTACT FIRE MARSHAL'S OFFICE @ 316-1944 FOR LOCK BOX ORDER FORM.

Reference: CHAPTER-94, TOWN FIRE CODE

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1620 GULF OF MEXICO DR

**DATE:** 06-14-2011 **TOTAL VIOLATIONS:** 12 **CORRECTED:** 0 **TYPE:** REINSPECTION

6. IMPROPER FIRE PROTECTION SEPARATION BETWEEN FIRE PUMP ROOM AND LOBBY. A HOLE HAS BEEN CUT THROUGH THE FIRE RATED BLOCK WALL.  
ACTION REQUIRED : INSTALL MIN. 1 HR. RATED SEPARATION  
Reference: NFPA-101, LIFE SAFETY CODE
7. EXTINGUISHER(S) NOT INSPECTED. PORTABLE FIRE EXTINGUISHERS THROUGHOUT BUILDING ARE OUT OF DATE.  
ACTION REQUIRED : CONTRACTOR TO INSPECT ANNUALLY  
Reference: NFPA-10, PORTABLE FIRE EXTINGUISHERS
8. EMERGENCY LIGHTS: IT WAS UNDETERMINED IF ANY EMERGENCY LIGHTING EXISTS IN THE BUILDING. LIGHTING CAN BE CHECKED WHEN EMERGENCY GENERATOR IS TESTED.  
ACTION REQUIRED : REPAIR EMERGENCY LIGHTING FIXTURES  
Reference: NFPA-70,NAT'L ELECTRIC CODE
9. IMPROPER STORAGE IN METER ROOM 4TH FLOOR. NO STORAGE IS ALLOWED IN ELECTRICAL METER ROOMS.  
ACTION REQUIRED : STORE COMBUSTIBLES PROPERLY  
Reference: NFPA-101, LIFE SAFETY CODE
- 10.EXIT SIGN BULB(S) NOT OPERATING ON 4TH FLOOR NORTH AND SEVERAL OTHER LOCATIONS THROUGHOUT BUILDING.  
ACTION REQUIRED : REPLACE EXIT SIGN LIGHT BULBS WHERE NECESSARY.  
Reference: NFPA-101, LIFE SAFETY CODE

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



**TOWN OF LONGBOAT KEY**  
***FIRE RESCUE DEPARTMENT***

**FIRE RESCUE DEPARTMENT**  
5490 Gulf of Mexico Drive  
Longboat Key, FL 34228  
(941) 316-1944  
FAX (941) 316-1946  
www.longboatkey.org

GARY GLASS  
COLONY BEACH & TENNIS CLUB

,FL

Corrective action  
required by :10-03-2011

**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,HIGHRISE 1 **INSPECTION #:** 151310  
1620 GULF OF MEXICO DR

**DATE:** 06-14-2011 **TOTAL VIOLATIONS:** 12 **CORRECTED:** 0 **TYPE:** REINSPECTION

11.NON-RATED, NON-UL LISTED DOOR CLOSERS INSTALLED ON STAIR TOWER DOORS 3RD FLOOR NORTH AND 4TH FLOOR NORTH. ALL NON-LISTED CLOSERS MUST BE REMOVED AND REPLACED WITH PROPER CLOSERS. THESE EXIT DOORS AND RATED FIRE DOOR ASSEMBLIES.

29.2.2.1.2 IN BUILDINGS, OTHER THAN HIGH-RISE BUILDINGS, THAT ARE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 29.3.5, EXIT ENCLOSURES SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING, AND DOORS SHALL HAVE A MINIMUM 1-HOUR FIRE PROTECTION RATING.

**ACTION REQUIRED :** REPLACE NON-LISTED CLOSERS WITH PROPER FIRE RATED CLOSERS.

12.ALL UNIT DOORS HAVE BEEN UNDERCUT TO ALLOW FOR A/C VENTILATION OR TILE FLOOR. PER THE FLORIDA FIRE PREVENTION CODE, NFPA 101 LIFE SAFETY CODE, SECTION 29.3.6.2.2: DOORS SHALL RESIST THE PASSAGE OF SMOKE.

**ACTION REQUIRED :** INSTAL THRESHOLDS. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH IN HEIGHT. NFPA 101, SECTION 7.2.1.3.3.

**\*\* NOTE \*\*:** ALL FIRE AND LIFE SAFETY INSPECTIONS ARE CONDUCTED UNDER AUTHORITY OF FS633 AND THE FLORIDA FIRE PREVENTION CODE 2010 EDITION.

ROOF / FLOOR LIGHT-WEIGHT TRUSS REQUIREMENTS.HAVE A LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT THIS STRUCTURE CONTAINS LIGHT-WEIGHT ROOF OR FLOOR TRUSSES IN COMPLIANCE WITH FS 633.027. STRUCTURE MUST BE IDENTIFIED WITH PROPER SIGNAGE.

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



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**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB,HIGHRISE 1 **INSPECTION #:** 151310  
1620 GULF OF MEXICO DR

**DATE:** 06-14-2011 **TOTAL VIOLATIONS:** 12 **CORRECTED:** 0 **TYPE:** REINSPECTION

Fire Marshal Lou Gagliardi

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



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,FLORIDA

Corrective action  
required by :10-03-2011

**FIRE PREVENTION INSPECTION REPORT**

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB, BEACH UNIT **INSPECTION #:** 151372  
1620 GULF OF MEXICO DR

**DATE:** 06-14-2011 **TOTAL VIOLATIONS:** 1 **CORRECTED:** 0 **TYPE:** REINSPECTION

1. ELECTRICAL PANEL - COVER NOT SECURE  
INSTALL U.L. LISTED BREAKER BOX.  
ACTION REQUIRED : SECURE COVER ON ELECTRICAL PANEL  
Reference: NFPA-70,NAT'L ELECTRIC CODE

**\*\* NOTE \*\*:** ALL FIRE AND LIFE SAFETY INSPECTIONS ARE CONDUCTED UNDER AUTHORITY OF FS633 AND THE FLORIDA FIRE PREVENTION CODE 2010 EDITION.

ROOF / FLOOR LIGHT-WEIGHT TRUSS REQUIREMENTS.HAVE A LICENSED ARCHITECT OR ENGINEER DETERMINE WHETHER OR NOT THIS STRUCTURE CONTAINS LIGHT-WEIGHT ROOF OR FLOOR TRUSSES IN COMPLIANCE WITH FS 633.027. STRUCTURE MUST BE IDENTIFIED WITH PROPER SIGNAGE.

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.



# TOWN OF LONGBOAT KEY

## *FIRE RESCUE DEPARTMENT*

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COLONY BEACH & TENNIS CLUB

,FLORIDA

Corrective action  
required by :10-03-2011

## FIRE PREVENTION INSPECTION REPORT

Generated as of: 04-26-2012

**LOCATION:** COLONY BEACH & TENNIS CLUB, BEACH UNIT **INSPECTION #:** 151372  
1620 GULF OF MEXICO DR

**DATE:** 06-14-2011 **TOTAL VIOLATIONS:** 1 **CORRECTED:** 0 **TYPE:** REINSPECTION

Fire Marshal Lou Gagliardi

All persons shall be required to correct or remedy the violations or defects within a reasonable time and when not otherwise specified. Town of Longboat Key Fire Prevention Code 94.99 provides for the imposition of a penalty for each and every violation and noncompliance, including punishment by fines or imprisonment.

## **Utilities Facilities**

## MEMORANDUM

Date: April 27, 2012

**TO:** David Bullock, Town Manager  
**FROM:** Juan J Florensa, Public Works Director  
**SUBJECT:** The Colony – 1620 Gulf of Mexico Drive

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You have requested that PWK provide you with the outstanding water and wastewater issues to be resolved by The Colony Beach and Tennis Resort (The Colony) in order to re-occupy the abandoned units.

In accordance with Town of Longboat Key Code of Ordinances Sections §50.03 Maintenance of water and sewer pipes, §52.16 Prohibited Connections, §52.18 Connections to be gas and watertight deviations, §150.04 Minimum housing standards, §150.21 Procedure for dangerous or unsanitary buildings, §150.22 Procedure for buildings which are nuisances, and §53.15 Cross-connection Control the following applies:

Mid-rise Building:

Currently the mid-rise account has water and wastewater service. Additional occupancy of this building will require a comprehensive inspection of the water and wastewater infrastructure within The Colony complex. The inspection should be performed by a water and wastewater Professional Engineer, licensed in the state of Florida per Florida Statute Chapter 471.

The inspection report shall contain a conditions assessment of the water and wastewater infrastructure. The infrastructure assessed shall include, but not be limited to, all water mains on the property, all wastewater pipelines on the property, and the wastewater lift station located on the property. The report, at a minimum, shall detail an assessment of current conditions, findings, recommendations to address any deficiencies, and a detailed timeline for addressing any deficiencies.

Villas 1 through 18, Beach Units 1 through 3, Beachcomber, Castaways, Vagabond, Lanais, Beach Club, the Laundry/Maintenance, and the Restaurant:  
Reinstatement of potable water service for the remaining Colony accounts will require:

- 1) Submittal of the above mentioned inspection report.
- 2) Payment of all outstanding account balances and penalties, per the Finance Department records.

If you have any questions or comments, please let me know.

## **Utilities Payments**

## MEMORANDUM

DATE: April 30, 2012

TO: Paul Dezzi, Fire Chief  
FROM: Tom Kelley, Finance Director  
SUBJECT: Colony Utility Accounts Current Balances and Backflow Penalties

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Regarding the total balances owed on the different accounts for the Colony, each account (or building) has several units in which there is a master meter for that building. The water to each of these accounts has been turned off for nonpayment of the water utility bill since the dates specified in the attached spreadsheet. The total balance due for each account is an accumulation of monthly minimum charges and consumption (up to the time of shut off) and penalties incurred for nonpayment. According to Section 51.32 of the Town Code, service discontinued for nonpayment of bills will be restored **only** after the bills are paid in full. Since each account (or building) has a master meter for all units of that building, the entire balance must be paid for **that** building before water is restored.

Also, according to our Town Code, each meter must have a backflow device installed. After repeated letters sent with deadlines and extensions outlined, asking for these backflow devices to be installed, the Colony did not comply with the final deadline and therefore backflow penalties accumulated according to Section 53.15 of the Town Code (see attached) and these penalty balances, by building, must be paid prior to the restoration of water service.

Please don't hesitate to contact me if you have any questions.

**51.32 Refund of service deposit;  
nonpayment of bills.**

(A) When services are discontinued and all bills paid, the service deposit will be refunded.

(B) On discontinuance of service for nonpayment of bills, the service deposit will be applied by the town toward settlement of the account. Any balance will be refunded to the consumer; but if the service deposit is not sufficient to cover the bill, the town may proceed to collect the balance in the usual way provided by law for collection of debts. Service discontinued for nonpayment of bills will be restored only after the bills are paid in full, the service deposit as may be required by the town is made, and a service charge of \$12.50 is paid for each meter reconnected. (Ord. 93-25 passed 2-7-94) ('71 Code, § 22-100) (Ord. 206, passed 10-20-71)

**53.15 Cross-connection control.**

(A) The definitions of the words, terms, and phrases as used in this section shall be in accordance with the Florida Building Code, Chapter 3, Plumbing, Section 202, as may be amended, and the American Water Works Association Manual M14, Recommended Practice for Backflow Prevention and Cross-Connection Control, as may be amended. As used herein, customer shall mean both the person or entity paying for the water service and the owner of the property being served by the town's potable water system.

(B) *Purpose.*

(1) To protect the public potablewater supply of the Town of Longboat Key and its customers from the possibility of contamination by containing within the customer's internal distribution system(s) or the customer's private water system(s) such contaminants which could backflow by backpressure or backsiphonage into the community water supply system.

(2) To prevent cross-connections, actual or potential, which may occur within the customer's on-site potable water system(s) from affecting the town's potable water system.

(3) To provide for the maintenance of a continuing program of cross-connection control that will systematically and effectively prevent the contamination of all potable water systems.

(C) *Authority.* These rules and regulations of the town, relating to cross-connection control are adopted and implemented pursuant to the requirements of F.S. §§ 403.850—403.864, Safe Drinking Water Act, F.S. ch. 553, and rules adopted pursuant thereto by the Florida Administrative Code, as well as the general Home Rule Powers under the Florida Constitution and F.S. ch. 166.

*(D) Town responsibility.*

(1) The town will implement and monitor a cross-connection control program to protect the town's potable water distribution system from contamination.

(2) The town shall cause to be performed an annual backflow preventer test for all Longboat Key properties with backflow preventers, unless the customer provides the testing as provided below.

(3) Costs of the annual backflow preventer test shall be included in the potable water rate structure.

(4) If the annual test determines that there are any defects or malfunctions with the backflow preventer assembly, the town shall notify the customer of the need to perform necessary maintenance, repair, replacement and/or modifications, to their backflow preventer assembly based upon the results of the test. Written notification shall be sent to the utility bill address as well as to the owner of record as determined by the most recent records of the county property appraiser. The letter shall specify the test results and provide a reasonable time (not to exceed 30 days) for the customer to perform necessary maintenance, repair and/or modifications. The work shall not be deemed to be completed until it is either reinspected and certified to be in compliance by the town or a certified inspector of backflow preventer assemblies. In the event the customer fails to comply with the needed maintenance and/or modifications within the time allowed, the town shall impose a fine of \$50.00 per day for each day the work is not completed. If the work is not completed within 14 days of the date set forth in the original notification, the town may terminate the customer's water service until corrective action is taken. The town may grant a time extension and/or a fine modification for extenuating circumstances based on a written request from the customer and approved by the town manager or his designee. Absent a written approved extension, the customer shall comply with this section. All fees, costs, and fines shall be paid prior to the restoration of water service.

(5) If an approved backflow preventer is required at a water service connection to any existing customer's premises, the town shall give reasonable notice in writing to the customer to install such an approved assembly or assemblies at the customer's expense. In the event the customer fails to comply with the installation within the time set forth in the notice, the town shall impose a fine of \$50.00 per day for each day the work is not completed. If the work is not completed with 14 days of the date set forth in the notice, the town may terminate the customer's water service until corrective action is taken. The town may grant a time extension and/or a fine modification for extenuating circumstances based on a written request from the customer within 14 days of the date set forth in the notice and approved by the town manager or his designee. Absent a written approved extension, the customer shall comply with this section. All fees, costs and fines shall be paid prior to the restoration of water service.

(6) The town will provide periodic public education on cross-connection control and prevention.

*(E) Customer responsibility.*

(1) The customer shall prevent contaminants from entering the town's water supply system. The customer shall protect the customer's private water system against actual or potential cross-connection, backflow, or backsiphonage, as required by law.

(2) By June 30, 2009, all customers shall have installed an approved backflow prevention assembly for all new or existing water service connections. Installation shall be performed by a licensed plumber or fire sprinkler contractor, as applicable. All backflow preventers installed pursuant to this section are and shall remain the property of the customer. If the customer wishes to assert that the customer does not need to install a backflow preventer in accordance with Florida law, the customer shall submit a request to be exempted from this section on a form provided by the public works director. The public works director shall make the determination based upon an inspection

of the subject property and the requirements of both state and local law. Absent a written approved exemption by the public works director, the customer shall comply with this section.

(3) The town shall test the backflow preventer assemblies annually. The customer may decline the town's test service. To do so the customer must notify the public works department, in writing, by January 1 of each year prior to the test. If the customer declines, the customer shall then provide for yearly testing by a certified contractor of backflow prevention assemblies, maintain accurate records of tests and repairs made to the assemblies, and provide the public works department with copies of such records by November 1 of the testing year. No rate reduction shall be afforded to the customer by the town. Failure, refusal or inability on the part of the customer to test said assembly within the stated time period shall be treated in the same manner as a failure or defect in accordance with subsection (D) (4) above.

(4) In the event of accidental contamination of the public's or customer's potable water system that is known or should be known to the customer, the customer shall promptly take all reasonable steps necessary to correct and confine further spread of the contamination, and shall immediately notify the public works department.

(5) The customer shall maintain access to the backflow preventer and shall not install or maintain any fixed objects within three feet of the backflow prevention assembly in order to facilitate maintenance and inspection.

(6) An approved backflow prevention assembly shall be installed on each service line to a customer's water system at or near the property line, or in a location approved by the public works director or his/her designee, but in all cases before the first branch line heading off the service line.

(7) If the customer receives an exemption to this section pursuant to subsection (E) (2) above, or undertakes private testing pursuant to subsection (E) (3), the customer's system shall be available for inspection at all reasonable times to authorized representatives of the town to determine

whether cross-connections or other structural or sanitary hazards, including violations of these regulations, exist. When such a condition becomes known, the public works director shall deny or immediately discontinue service to the premises by providing for a physical break in the service line until the customer has corrected the condition(s). All costs associated with this subsection shall be paid prior to restoring water service.

(8) Any backflow prevention assembly required herein shall be of a model, type and size as specified in the state plumbing code.

(9) All presently installed backflow prevention assemblies that do not meet the requirements of this section, but were approved assemblies for the purposes described herein at the time of installation and that have been properly maintained, shall be excluded from the requirements of these rules, except for the inspection and maintenance requirements of these rules and regulations, so long as the town is assured that they will satisfactorily protect the utility system. Whenever the existing assembly is moved from the present location or when the town finds that the maintenance constitutes a hazard to health, the unit shall be replaced, at the cost of the customer, by an approved backflow prevention assembly meeting the requirements of this section. (Ord. 07-29, passed 7-9-07; Amd. Ord. 07-50, passed 1-7-08) (Ord. No. 2008-33, §§ 2—4, 11-3-08)

Colony Accounts Backflow Status

Item	Account Number	Account Description	Water Meter Physical Location	Domestic Backflow Status	Fire Backflow Status	Notes	Backflow Device Number	Penalty Owed
1	742.08.1	Laundry	Right Corner of Tennis Court, Behind Maintenance Building	Installed	Installed	Domestic Backflow installed past February 1, 2010 deadline set in Town letter dated December 3, 2010. Penalty owed (\$1,750). Fire Backflow was existing prior to Town deadlines.	742.08.01 742.08.02 742.08.03	\$1,750.00 \$0.00 \$0.00
2	743.08.1	Building 5	Left of Stairs at Building 5, Room 128, Between Parking Spaces	Installed		Service turned off per Colony email request dated December 10, 2009.	743.08.01	\$0.00
3	745.08.1	Building 4	Right Side of Walkway, Building 4 Sign	Installed		Service turned off per Colony email request dated December 10, 2009.	745.08.01	\$0.00
4	747.08.1	Building 2 and 3	Behind Transformer Between Building 2 and 3	Installed		Service turned off August 23, 2010 for backflow not installed by July 1, 2010 deadline and overdue payments. Penalty owed (\$2,650).	747.08.01	\$2,650.00
5	749.08.1	Building 1	In Front of Stairs at Room 101, Building 1	Installed		Service turned off August 23, 2010 for backflow not installed by July 1, 2010 deadline and overdue payments. Penalty owed (\$2,650).	749.08.01	\$2,650.00
6	751.08.1	Building 8	In Walkway In Front of Room 145	Installed		Service turned off August 23, 2010 for backflow not installed by July 1, 2010 deadline and overdue payments. Penalty owed (\$2,650).	751.08.01	\$2,650.00
7	752.08.1	Building 9	In Front of Room 153, Building 9, Left of Transformer	Installed		Service turned off August 23, 2010 for backflow not installed by July 1, 2010 deadline and overdue payments. Penalty owed (\$2,650).	752.08.01	\$2,650.00
8	756.08.1	Building 7	In Walkway In Front of Room 141, Building 7	Installed		Service turned off per Colony email request dated December 10, 2009.	756.08.01	\$0.00
9	757.08.1	Building 6	In Walkway Between Room 133 and 132	Installed		Service turned off per Colony email request dated December 10, 2009.	757.08.01	\$0.00
10	759.08.1	Building 12	Right Side of Walkway Between Room 634 and 635	Installed		Service turned off per Colony email request dated December 10, 2009.	759.08.01	\$0.00
11	761.08.1	Building 11	Far Left Side of Stairs at Room 642	Installed		Service turned off August 23, 2010 for backflow not installed by July 1, 2010 deadline and overdue payments. Penalty owed (\$2,650).	761.08.01	\$2,650.00
12	763.08.1	Building 10	Far Right Side of Stairs at Room 645	Installed		Service turned off August 23, 2010 for backflow not installed by July 1, 2010 deadline and overdue payments. Penalty owed (\$2,650).	763.08.01	\$2,650.00
13	764.08.1	Highrise	Left Side of Highrise, Left of Walkway	Installed	Installed	Backflows installed just past February 1, 2010 deadline set in Town letter dated December 3, 2010. Penalty Owed (\$3,500).	764.08.01 764.08.02 764.08.03	\$1,750.00 \$1,750.00 \$1,750.00
14	766.08.1	Building 18	In Walkway Left of Room 801	Installed		Service turned off August 23, 2010 for backflow not installed by July 1, 2010 deadline and overdue payments. Penalty owed (\$2,650).	766.08.01	\$2,650.00
15	768.08.1	Building 17	Left of Stairs at Room 610	Installed		Service turned off per Colony email request dated December 10, 2009.	768.08.01	\$0.00
16	770.08.1	Building 16	Left of Stairs at Room 614	Installed		Service turned off per Colony email request dated December 10, 2009.	770.08.01	\$0.00
17	771.08.1	Building 15	Left of Stairs at Room 618	Installed		Service turned off per Colony email request dated December 10, 2009.	771.08.01	\$0.00
18	773.08.1	Building 14	In Front of Palm Tree at Room 622	Installed		Service turned off per Colony email request dated December 10, 2009.	773.08.01	\$0.00
18	775.08.1	Building 13	Southside of Building 13, Right of Room 627	Installed		Service turned off per Colony email request dated December 10, 2009.	775.08.01	\$0.00
20	845.12.1	Restaurant	Left Side of Highrise, Left of Highrise Meter	Installed	Installed	Backflows were existing prior to Town deadlines.	845.12.01 845.12.02 845.12.03	\$0.00 \$0.00 \$0.00
							Total	\$23,800.00

**TOWN OF LONGBOAT KEY  
COLONY BEACH WATER ACCOUNTS  
AS OF APR. 23, 2012**

ACCT. NO.	DESCRIPTION	# OF UNITS	TOTAL BALANCE DUE	CURRENT AMT. DUE FOR MAR.	CURRENT PAYMENTS FOR MAR.	DEL'Q BALANCE	WATER ON/OFF	ACCUMULATED BACKFLOW PENALTIES	SHUT OFF DATE
742.08.2	LAUNDRY	1	3,064.52	49.67		1,264.85	OFF	1,750.00	08/20/10
743.08.2	BLDG. 5	16	14,397.86	482.97		13,914.89	OFF	0.00	02/08/10
745.08.2	BLDG. 4	14	13,346.74	425.41		12,921.33	OFF	0.00	02/08/10
747.08.2	BLDG. 2 & 3	20	14,735.25	598.09		11,487.16	OFF	2,650.00	08/20/10
749.08.2	BLDG. 1	20	16,100.73	598.09		12,852.64	OFF	2,650.00	08/20/10
751.08.2	BLDG. 8	8	7,859.31	252.73		4,956.58	OFF	2,650.00	08/20/10
752.08.2	BLDG. 9	16	12,658.11	482.97		9,525.14	OFF	2,650.00	08/20/10
756.08.2	BLDG. 7	16	14,497.50	482.97		14,014.53	OFF	0.00	02/08/10
757.08.2	BLDG. 6	16	14,533.00	482.97		14,050.03	OFF	0.00	02/08/10
759.08.2	BLDG. 12	16	14,678.79	482.97		14,195.82	OFF	0.00	02/08/10
761.08.2	BLDG. 11	12	10,180.11	367.85		7,162.26	OFF	2,650.00	08/20/10
763.08.2	BLDG. 10	8	7,788.57	252.73		4,885.84	OFF	2,650.00	08/20/10
764.08.2	HIGHRISE	15	4,021.38	0.00	822.93	521.38	ON	3,500.00	08/20/10
766.08.2	BLDG. 18	12	10,670.51	367.85		7,652.66	OFF	2,650.00	08/20/10
768.08.2	BLDG. 17	8	7,482.46	252.73		7,229.73	OFF	0.00	02/08/10
770.08.2	BLDG. 16	8	7,496.91	252.73		7,244.18	OFF	0.00	02/08/10
771.08.2	BLDG. 15	8	7,482.46	252.73		7,229.73	OFF	0.00	02/08/10
773.08.2	BLDG. 14	16	14,397.86	482.97		13,914.89	OFF	0.00	02/08/10
775.08.2	BLDG. 13	8	7,482.46	252.73		7,229.73	OFF	0.00	02/08/10
845.12.2	RESTAURANT	21	0.00	0.00	573.27	0.00	OFF	0.00	06/07/11
<b>TOTALS</b>			<b>\$202,874.53</b>	<b>\$6,821.16</b>		<b>\$172,253.37</b>		<b>\$23,800.00</b>	

**NONPAYMENT OF BILLS: SECTION 51.32 OF THE TOWN CODE  
BACKFLOW PENALTIES: SECTION 53.15 OF THE TOWN CODE**

# **Karins Engineering**

November 15, 2009

Herb Lipton  
Colony Beach & Tennis Association  
233 South 6th Street, Apt 1209  
Philadelphia, PA 19106

**RE: Colony Beach & Tennis Resort**  
**KEG File # 08RS-0032**  
**Quarterly Safety Inspection**

Dear Mr. Lipton:

As requested, Karins Engineering Group, Inc. (KEG) performed an observation of the accessible visible structural components of the villa and beach front buildings on November 6, 2009 and November 11, 2009.

The purpose of our observation was to gather data that would enable KEG to render our professional opinion regarding the safety of the Colony Beach & Tennis Resort villa buildings for continued occupancy. Our opinion is relative to the building structures' ability to resist normal gravity loads and wind loads up to 55 mph.

Ongoing deterioration of the building structures is present. The resort closed in September 2009 and daily common area cleanup ceased. Consequently, evidence of termite/insect infestation not previously visible was observed at every building and consisted of termite feces ("frass"). Based on the quantity and locations observed, it is apparent that infestation is widespread.

**KEG must therefore withdraw its certification of safety for continued occupancy until destructive investigation can be performed at each building to verify the condition of concealed structural components and until evidence of ongoing pest control is provided to KEG.**

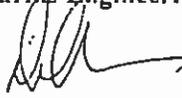
In addition to the above-referenced termite/insect infestation concerns, repairs of isolated deteriorated structural components shall be completed prior to the next quarterly inspection. Work identified in the June 1, 2009 and August 11, 2009 quarterly inspection reports had not yet been completed, though the contract had been awarded and documents submitted for permit at the time of this report. This work shall be commenced without further delay.

In addition to the items identified in the current repair Project Manual and previously reported, required repair items were identified in our current observations. These include the following: reinforced concrete piers at villa building 17; and framing and siding at villa buildings 2, 4, 5, 6, 8, 9, 10, 12, and 13. These items will be appended to the current repair project scope, along with a protocol for destructive investigation for insect damage.

Once it can be determined that continued safe occupancy may resume, ongoing deterioration shall be monitored by the undersigned no less frequently than once per calendar quarter to determine if or when the buildings become no longer safe for occupancy.

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

Sincerely,  
Karins Engineering Group, Inc.



11/15/09

David G. Karins, P.E.  
President  
Florida Registration # 52677

Florida Certificate of Authorization Number 8371



**KARINS  
ENGINEERING  
GROUP, INC.**

2017 Fiesta Drive  
Sarasota, Florida 34231  
Toll Free: (866) 927-8525  
Tel: (941) 927-8525  
Fax: (941) 927-8075  
dk@keg-engineering.com

December 5, 2009

Herb Lipton  
The Colony Beach & Tennis Club Association, Inc  
233 South 6th Street, Apt 1209  
Philadelphia, PA 19106

**RE:    *The Colony Beach and Tennis Resort  
      1620 Gulf of Mexico Drive, Longboat Key, FL  
      KEG Project # 08RS-0032  
      Suspended Occupancy***

Dear Mr. Lipton:

As requested by The Colony Beach & Tennis Club Association, Inc., Karins Engineering Group, Inc. (KEG) conducted exterior inspections of the accessible visible structural components of the villa and beach front buildings at the Colony on November 6, 2009 and November 11, 2009. KEG further conducted an interior inspection of visible components and coordinated sampling and testing of indoor environmental conditions at Building 14 and selected units of Buildings 1, 7 and 17 on November 24, 2009.

As stated in KEG November 15, 2009 quarterly safety report, the necessary repairs of deteriorated isolated elements identified in the June 1, 2009 and August 11, 2009 quarterly safety reports have not been completed to date. KEG also observed evidence of extensive termite/insect infestation at the villa and beachfront buildings.

As stated in KEG November 25, 2009 interior inspection report, KEG observed extensive evidence of termite/insect infestation at the interiors of multiple units of Building 14 and the units observed in Buildings 1, 7 and 17. KEG further observed evidence of extensive termite/insect infestation at buildings observed.

As stated in Indoor Environmental Technologies December 4, 2009 report, mold and other potentially toxic materials and/or allergens were measured at all tested units.

**Based upon the aforementioned observations and reports, it is KEG professional opinion that the units are not safe for occupancy. KEG recommends suspending occupancy of the villa and beachfront buildings at the Colony until such time as a safe structural condition is verified and restored where necessary, and until remediation of contamination is complete.**

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

Sincerely,  
Karins Engineering Group, Inc.

David G. Karins, P.E.  
President  
Florida Registration # 52677

CC:    Jeffrey W. Warren, Esq., Bush-Ross Attorneys at Law  
      Dean Feltham, Secretary, Colony Beach & Tennis Club Association, Inc.

Florida Certificate of Authorization Number 0371

St. Petersburg

Sarasota

Ft. Lauderdale

Naples / Ft. Myers

**IBA Letter**



February 28, 2008

Dr. Murray J. Klaub  
Colony Beach and Tennis Resort  
1620 Gulf of Mexico Drive  
Longboat Key, Florida 34228

Subject: Colony Beach and Tennis Resort  
Longboat Key, Florida

RE: Building 18 – Exterior Building Envelope Condition Survey

Dear Dr. Klaub,

In accordance with our agreement on February 8<sup>th</sup> and 25<sup>th</sup>, 2008 IBA Consultants, Inc. visited the Colony Beach and Tennis Resort for the purpose of conducting a visual investigation of the existing conditions related to components of the exterior building envelope.

The subject complex is located at 1620 Gulf of Mexico Drive on Longboat Key, Florida and is comprised of several multi-unit two story structures that were constructed in the late 1970's. The individual units serve as either a full-time residence for the owners or seasonal rental properties.

Exterior envelope construction of the subject buildings located within the complex consists of wood framing constructed over steel beams and concrete pilings. The exterior wood framed vertical walls are covered with painted plywood sheathing and exposed wood batten strips. The exterior wall fenestration includes aluminum windows and sliding glass doors. The roof is covered with an asphalt shingle roofing system.

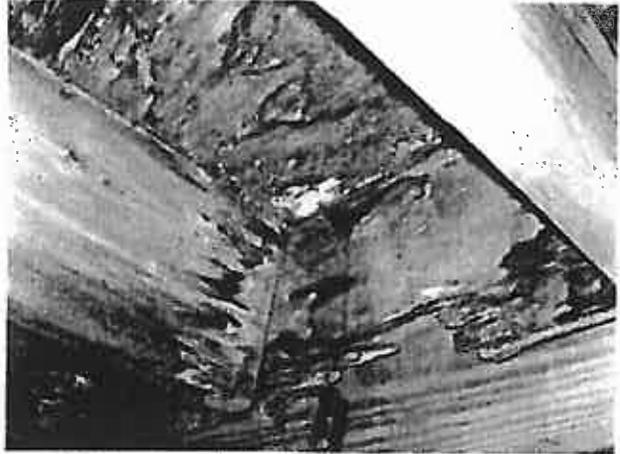
The summary of our investigation and our professional opinion represented herein is based solely on visual observations recorded of conditions made available at the time of our visit. IBA did not conduct any destructive investigations or material/system testing for water intrusion. Project documents depicting building design or construction components were not made available and were not reviewed prior to our investigation.

John Mauldin and Wayne Offerman of IBA Consultants, Inc. met with Mark Pierce and Cliff Pierce of Pierce Contracting and Dr. Murray Klaub of Colony Beach and Tennis Resort during two site visits conducted on February 8 and February 25, 2008 to review existing conditions evident within the exterior building envelope of Building 4 and Building 18. Areas of noted concern included roof system, windows, sliding glass doors, exterior wall wood sheathing, structural wood framing members and numerous other items of disrepair. It was reported by Dr. Klaub that the conditions observed at Buildings 4 & 18 were representative of similar conditions that exist throughout the other buildings in property.

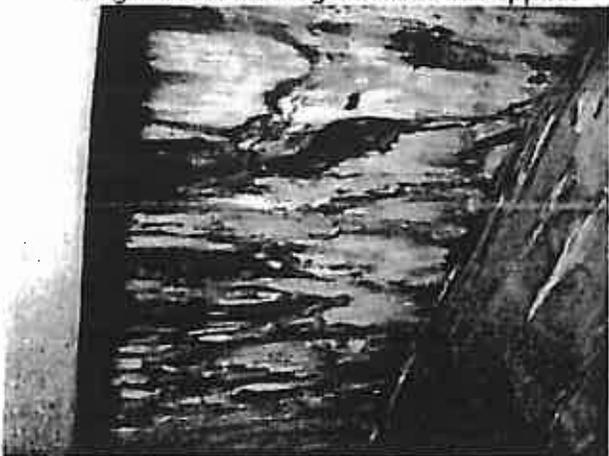
**OBSERVATIONS:**



001 – Original roof flashing bent and mis-applied



002 – Rotten wood sheathing and framing @ roof



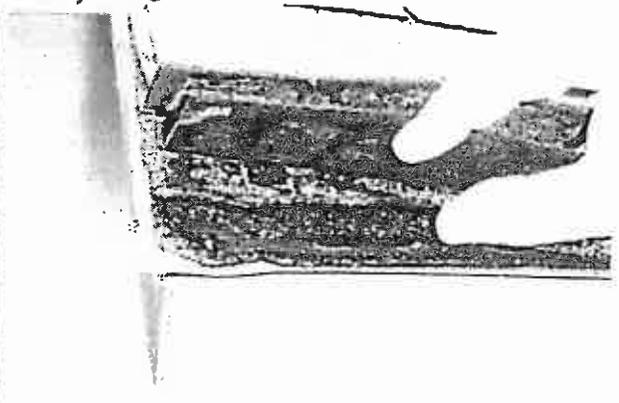
003 – Rotten wood sheathing and joist @ roof



004 – Visible valleys in underlayment between joists @ roof



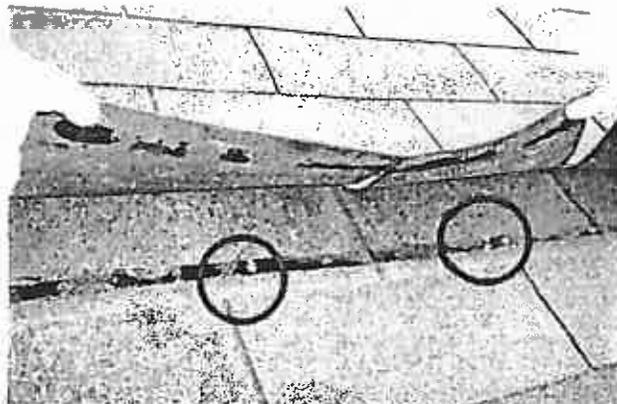
005 – Existing flashing, erratic cut-back @ shingles



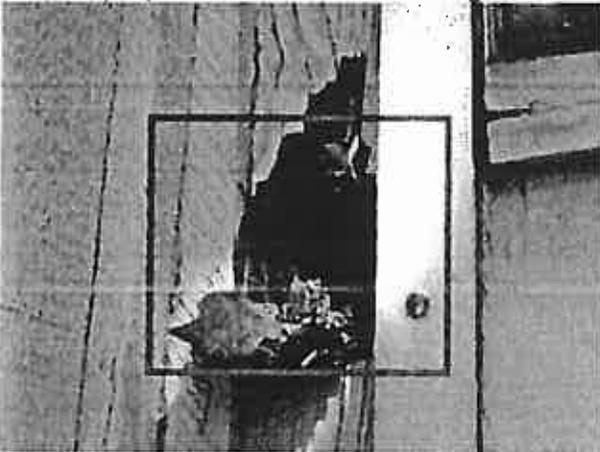
006 – Shingles applied over existing roofing



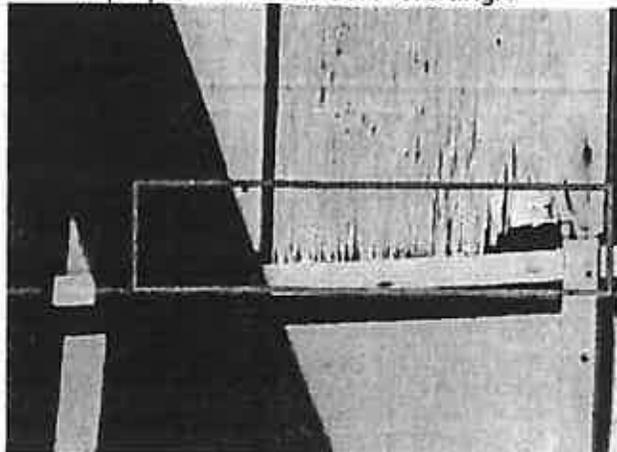
007 – Improper attachment of roof shingle



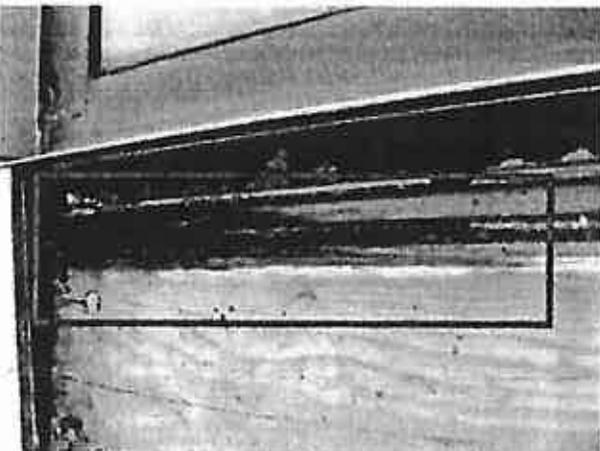
008 – Improper attachment of roof shingle



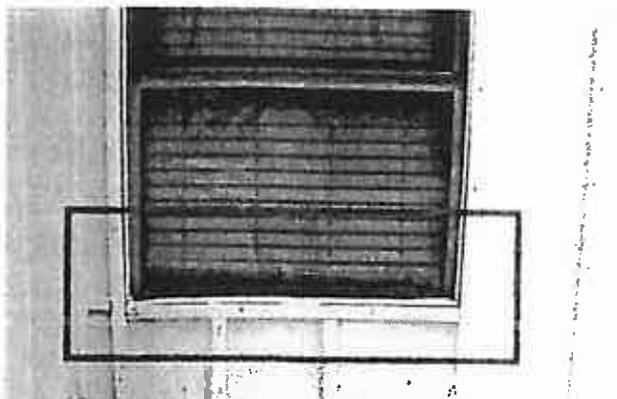
009 – Rotten wood and open hole in exterior siding



010 – Rotten wood and open hole in exterior siding



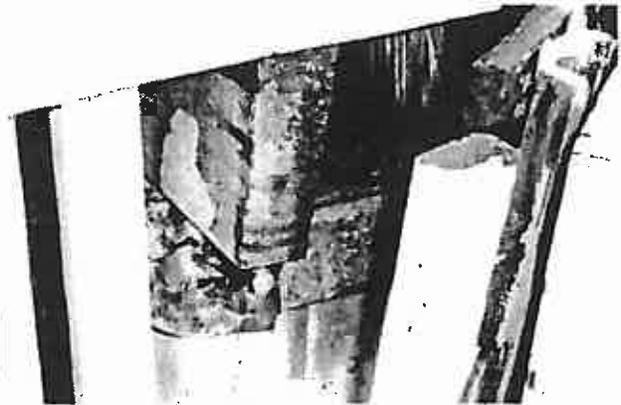
011 – Exposed rotten framing beneath window



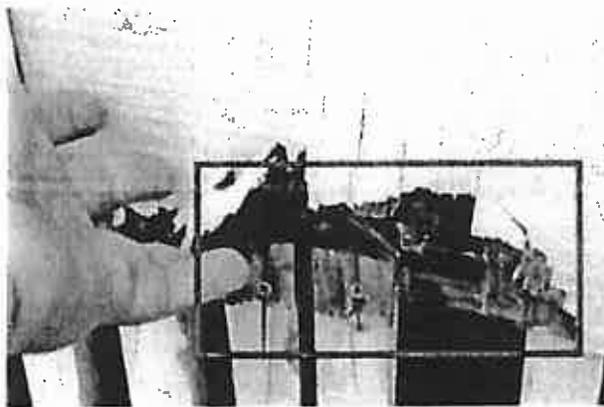
012 – Bowed framing and window caused by settling of framing members



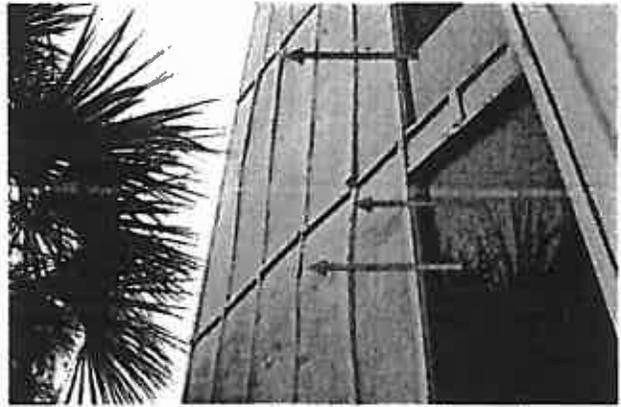
013 – Severe oxidation of structural steel beam at floor



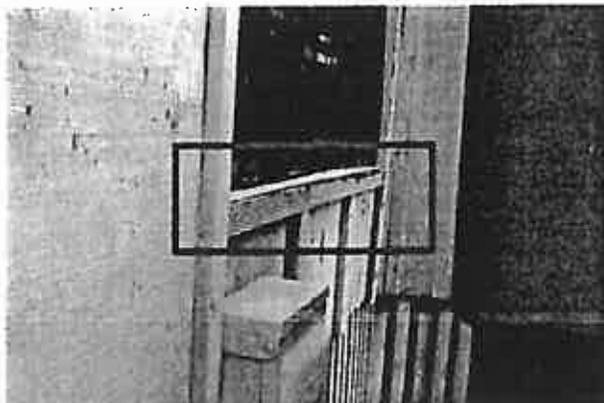
014 – Severe oxidation at cap flashing over pillar



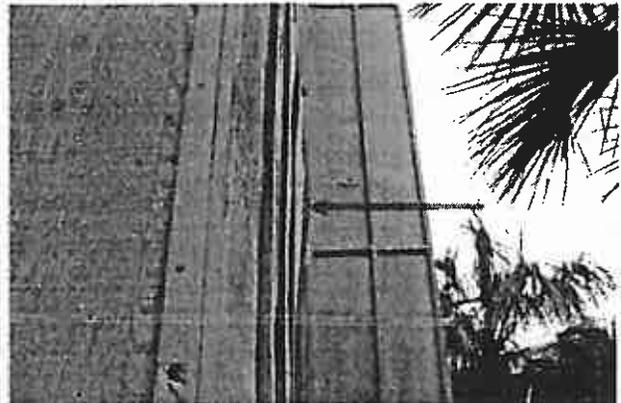
015 - Rotten wood and open hole in exterior siding



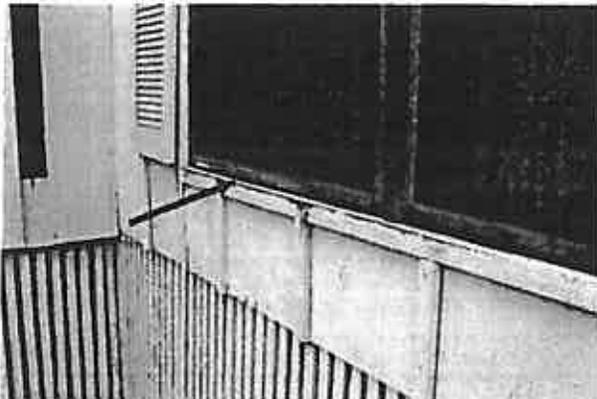
016 – Bowed exterior sheathing and loose battens



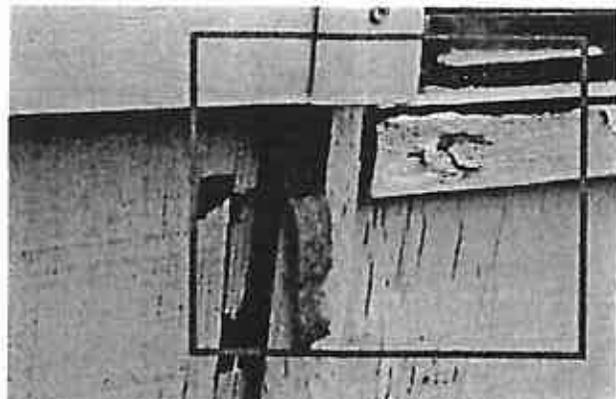
017 – Bowed window sill flashing, no sealant



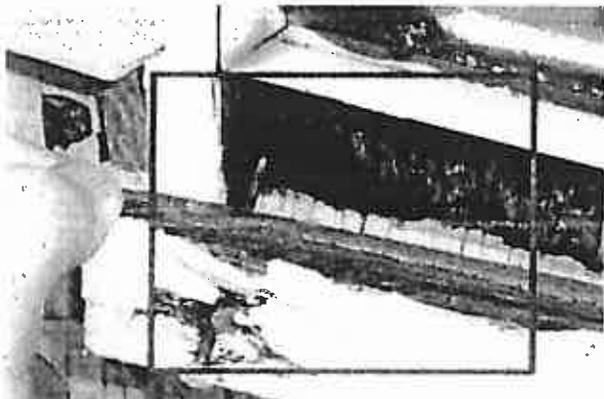
018 - Bowed exterior sheathing and loose battens



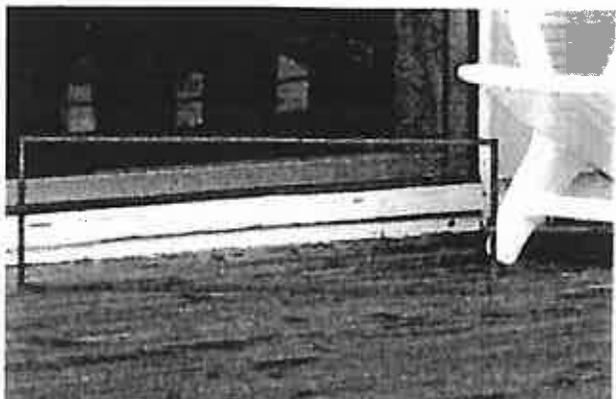
019 - Bowed window sill flashing, no sealant



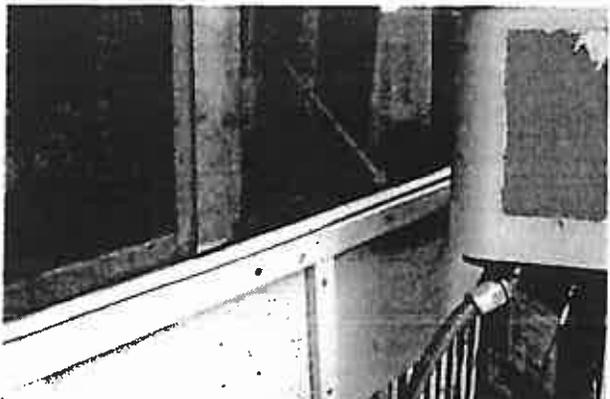
020 - Rotten wood siding beneath window



021 - Rotten wood and loose trim beneath window



022 - Rusty fasteners and no sealant a sliding glass frame sill



023 - Bowed window sill flashing, no sealant



024 - Bowed exterior wall sheathing



**SUMMARY:**

Upon review of the existing conditions IBA Consultants, Inc. surveyed of the exterior building envelope components at both Building 4 and Building 18 of Colony Beach and Tennis Resort it is reasonable to state that the properties are in an extreme state of disrepair and some conditions may be a possible life/safety risk with regard to structural failure. IBA recommends that immediate action be taken to correct all deficiencies within the exterior building envelope.

The roof system that was reported as recently being covered over with new asphalt shingles on all buildings appears to have been applied over areas of rotten sheathing and rotten roof framing members which is not in compliance with the Florida Building Code. The roof flashing was not replaced and the existing flashing is not applied in accordance with the Florida Building Code. The current attachment of the asphalt shingles appears suspect and requires further investigation. IBA did not receive documents that would qualify the new roof application as being compliant with the requirements of the Florida Building Code for Product Approval. Provided that the roof-over can be qualified through Florida Product Approval and certified as acceptable by the local Building Authority IBA recommends that all building roofs be thoroughly inspected to determine the extent of damaged/deteriorated plywood sheathing and structural framing and that the damaged components are replaced with new. In addition, all perimeter flashing should be replaced with new flashing that is the appropriate size and configuration and properly sealed and anchored to the structure. If the aforementioned certification and repairs are not attainable IBA recommends that the roof systems be replaced with new roof systems that are in compliance with current Florida Building Code requirements.

The aluminum windows and sliding glass doors appear dysfunctional and have surpassed their useful life expectancy due to age and the obvious lack of maintenance. Exposed sealants have failed and are in severe degradation with open voids and separation. Window and door hardware is severely corroded and in some cases it is non-operable. Observations indicate that water intrusion has been occurring in the area of window and door openings and that a likely source of that water, in part, is attributable to the poor condition of the windows and doors and the immediate surrounding condition of the building envelope. Given the condition of the windows and doors it is the professional opinion of IBA that the exterior wall fenestration be replaced with new product that is in compliance with current building code requirements.

Exterior vertical wall wood sheathing is in extreme disrepair and is a source of water intrusion that has resulted in degradation of exterior wood sheathing, wood wall framing, structural framing components of the structure, attachment fasteners and interior finishes. The current condition of the building envelope is the result of the exterior wall components being exposed to elements of the environment for an extended period of time due to failed components and the failure to properly maintain or replace components that have defined life expectancies such as paints, sealers and sealants.



IBA recommends that all exterior siding be removed, all framing members be inspected for damage/proper anchorage and repaired as required and all wall insulation be inspected for damage and replaced as required. Upon completion of all remedial work IBA recommends that new exterior wall siding be installed including adequate air and water membranes, flashings and sealants.

It is the professional opinion of IBA Consultants, Inc. that in some areas of damage within the building envelope and contiguous balconies/walkways a real concern for life safety exists. IBA strongly recommends that a Structural Engineer review all possible areas for existing structural damage that could result in structural failure through implied dead and/or live loads or failure as a result of an extreme weather event and that the damage is mitigated immediately.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Wayne Giffman". The signature is fluid and cursive, with a prominent loop at the end.

Wayne Giffman  
Senior Vice President, Forensic Division  
IBA Consultants, Inc.

C. File, IBA