



South Tower Condominium Association

2/7/18

To the Design and Review Board,

The Continuum South Tower Condominium Association is in the process of removing aesthetic metal panels which were affixed from original construction to all balcony handrail glass. These architectural panels never met the codes for wind load and were installed in such a way to cause a life safety threat to owners, residents, and guests who come to the property. By way of example, during a recent tower remediation project which included concrete and post tension remediation, as well as stucco repair, removal and painting of the building, **164** of these panels had to be re-affixed to the handrail glass, as they had become loose over time. See attached change orders from C.A. Lindman, the contractor hired to perform this work.

The City of Miami Beach Building Official, Ana Salguiero notified the Association on December 21, 2017 of the following,

"These 12" x 36" long pieces are detaching and falling off of the building. The structural engineer B.P. Taurinski has provided a letter indicating this condition and the life safety concerns. I sent structural and building inspectors to verify the field conditions. The concern is real.

They have applied for permit BC1705997 and that there is a planning requirement. "Proposed changes to railing may not be approved administratively and will require Board Approval." The removal of the unsecured panels cannot wait for a board approval. I am recommending emergency work be allowed to begin with a follow-up from our unsafe structures section if a building permit is not obtained by February 2, 2018."

Since that date, the Association has been working diligently with the contractor, Capital Contracting, to remove all loose panels from the balcony handrail glass. The Association's Board of Directors held a noticed meeting with the membership on January 5th, 2018 and has sent many communications to the residents, informing them of the urgent need to remove these panels. Additionally, the Association is dedicated to obtaining the required approvals from the DRB, as evidenced by our compliance with all the requests made of us through our engineer of record, B.P. Taurinski. Please note that no demolition work will be done, as we are only removing the metal panels from the existing glass railings, which are to remain on the entire building.

As a community we wholeheartedly wish to both protect the livelihood of our residents by immediately acting in the face of an imminent threat to life safety, as well as comply with the standards set forth by the City of Miami Beach. We sincerely appreciate the consideration given to us to grant us full approval for the emergency panel removal and balcony handrail glass restoration project.

On Behalf of the Board of Directors,



William M. Osborne III, President

Alan B. Fishman, Vice President

David Azran, Treasurer

Dr. Margot Kurtz, Secretary

Evan Greenberg, Director