

February 17, 2020

Dear DRB,

As Palau is going through an emergency renovation, as such, we would like to address two major issues that create safety concerns.

(1) **FAÇADE TILE CHANGE TO A SMOOTH DESIGNER CEMENT PLASTER (STUCCO):** We have been advised by our Engineer to replace all existing façade tiles due to safety and performance issue concerns. Where the original contractor installed the tiles with mortar over the cement plaster, the mortar has a surface showing many voids that do not meet industry standard requirements; as a result, the tiles have been buckling from the walls and delaminating from the substrate. This issue is a safety matter that the Association has been addressing on an "as needed" basis with emergency repairs as the buckling tiles are located over areas where pedestrians and automobiles pass. Our engineers confirmed that this situation would be ongoing due to the methods used to mount the tile and weather exposure. Due to the seriousness of this condition as a safety issue and the fact that we would like a permanent solution to avoid significant ongoing future expenses and injuries, we are proposing a more efficient remedy. Palau would like to replace the facade tiles with a smooth, concrete appearance, designer cement plaster with a fully integrated color. This solution will maintain the modern look and feel of the building, which is in line with similar classic treatments used throughout Miami Beach.

(2) **INSTALL ARCHITECTURAL GUTTERS OVER RETAIL:** We would like to install an architectural gutter over the retail units on the east side of Palau. Currently, five scuppers pour out water during rainfall, and every time a unit owner washes their balcony. The gutters sit above the retail units storefront, thus the water pours out on the shops' patrons and employees. We want to install painted aluminum gutters, which will be powder coated in a color that will match the adjacent painted stucco closely. There are two existing storm drains that will drain the water.



The picture on left: Repairs of a wall over an active parking lot on the south side of the building.

The picture on the right: Buckling of tiles over the busy garage entrance.



The picture above shows current scupper location

Linda J
President of Palau
Board of Directors
Linda Diamand