

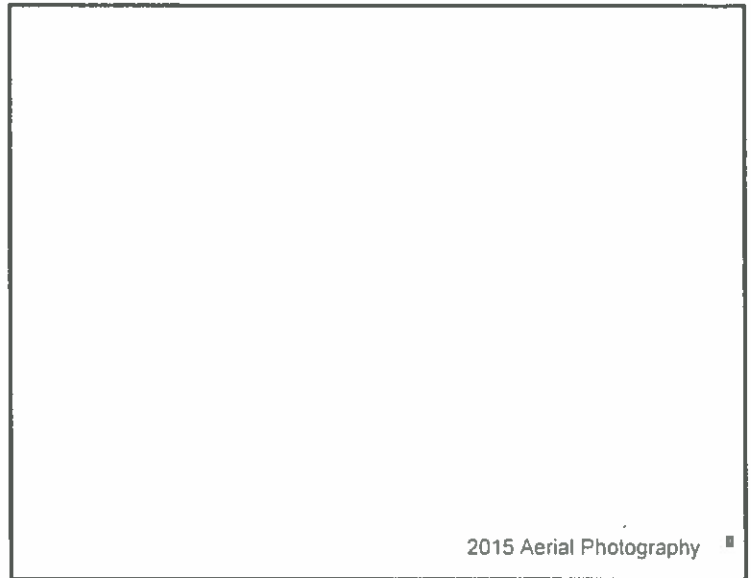


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/28/2015

Property Information	
Folio:	03-4130-025-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq Ft
Living Area	0 Sq Ft
Adjusted Area	0 Sq Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
ROYAL CARIBBEAN CLUB CONDO COGA SUBDIVISION PB 78-62 LOTS 1 THRU 5 BLK 1 & LOT 7 BLK 2

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version

CITY'S

EXHIBIT

E-mailed



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

July 20, 2015

VIA CERTIFIED MAIL

Royal Caribbean Club Condominium Inc.
1150 Madruga Ave
Coral Gables, FL 33146-2928

91 7108 2133 3932 5924 9508

Re: Folio # 03-4130-025-0001
1150 Madruga Ave

Dear Property Owner/Manager:

This Department has received your request dated July 17, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you sixty (60) days from the date of this letter to provide the Recertification Report. If you have further questions please contact me at (305) 460-5242.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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CITY OF CORAL GABLES.

Case # 15-4459

Petitioner,

vs.

ROYAL CARIBBEAN CLUB
CONDOMINIUM, INC., a Florida
not for profit corporation

Respondent.

NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY AND NOTICE OF HEARING

Date: October 27, 2015

To:

Condominium Association (Registered Agent)

Royal Caribbean Club Condominium, Inc.
c/o Bankers Real Estate Partners
Shawn Khosravi
Registered Agent
299 Alhambra Circle, Suite 404
Coral Gables, FL 33146-5117

Return receipt number:

91 7108 2133 3932 6147 4752

and to Tony Ramos, Property Manager of the
Royal Caribbean Club Condominium Inc., at
MiamiMarlin@aol.com

Re: The multifamily condominium building consisting of 30 units, ("Structure") built in 1965 (40-year recertification required) and located at **1150 Madruga Avenue**, Coral Gables, FL 33134-2928, legally described as: Lots 1 thru 5, in Block 21 and Lot 7 in Block 2, of CORAL GABLES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 78, at Page 62, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-025-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code as follows:

On April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on November 9, 2015, at 2:00 p.m.


You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and recover the costs incurred against the Property and the Owner of record.

If the Property Owner or other interested party does not take all Required Action or appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

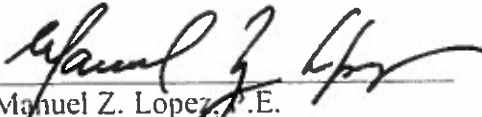
Please govern yourself accordingly.



Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 27, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and, on October 28, 2015, by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.

1150 Madruga Ave







CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4459

Title of Document Posted: Construction Regulation Board Case

I, JOSE "JOE" PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1150 MADRUGA, ON 10-28-15
AT 11:55 AM.

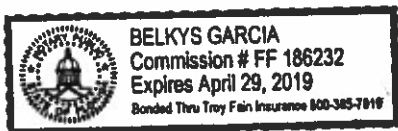
JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 28th day of October, in the
year 2015, by Jose Paz who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public



Detail by Entity Name

Florida Not For Profit Corporation

ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.

Filing Information

Document Number	746296
FEI/EIN Number	59-1929597
Date Filed	03/19/1979
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/25/2011
Event Effective Date	NONE

Principal Address

1150 MADRUGA AVENUE
CORAL GABLES, FL 33146-2928

Changed: 01/18/2010

Mailing Address

299 ALHAMBRA CIRCLE
SUITE 404
CORAL GABLES, FL 33134-5117

Changed: 01/18/2010

Registered Agent Name & Address

BANKERS REAL ESTATE PARTNERS
C/O SHAWN KHOSRAVI
299 ALHAMBRA CIRCLE, SUITE 404
CORAL GABLES, FL 33134-5117

Name Changed: 01/18/2007

Address Changed: 01/18/2010

Officer/Director Detail

Name & Address

Title Treasurer

CITY'S

EXHIBIT

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KOZLOSKI, WALTER
1200 MARIPOSA AVENUE # E-203
CORAL GABLES, FL 33146-3250

Title VP

ASIN, MARIA LUZ
1150 MADRUGA AVE # B-302
CORAL GABLES, FL 33146-2906

Title President

ST.MARTIN, COLIN
1150 MADRUGA AVENUE # B-101
CORAL GABLES, FL 33146-2906

Title Director

HOFFMAN, EDWINA
1200 MARIPOSA AVENUE # D-204
CORAL GABLES, FL 33146-3204

Title Secretary

DICK, ANDREE
1200 MARIPOSA AVENUE # D-104
CORAL GABLES, FL 33146-3256

Annual Reports

Report Year	Filed Date
2013	01/10/2013
2014	01/07/2014
2015	01/08/2015

Document Images

01/08/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
01/11/2012 -- ANNUAL REPORT	View image in PDF format
10/25/2011 -- Amendment	View image in PDF format
01/10/2011 -- ANNUAL REPORT	View image in PDF format
01/18/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
01/28/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- REINSTATEMENT	View image in PDF format

02/14/2005 -- ANNUAL REPORT	View image in PDF format
02/18/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
02/10/2002 -- ANNUAL REPORT	View image in PDF format
07/31/2001 -- ANNUAL REPORT	View image in PDF format
02/05/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
02/10/1998 -- ANNUAL REPORT	View image in PDF format
02/06/1997 -- ANNUAL REPORT	View image in PDF format
02/12/1996 -- ANNUAL REPORT	View image in PDF format
04/13/1995 -- ANNUAL REPORT	View image in PDF format

SEARCHED INDEXED SERIALIZED FILED MAR 15 1967 FBI - MIAMI

Case on file Folio number is shown property details.

FOLIO: 03-4130-025-0010
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: OSCAR MAURICIO GARCIA
PROP. ADDR: 1150 MADRUGA AVE UNIT: A101
CORAL GABLES

FOLIO: 03-4130-025-0020
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: DEBORAH MOBBS
ROBERT MOBBS
PROP. ADDR: 1150 MADRUGA AVE UNIT: A102
CORAL GABLES

FOLIO: 03-4130-025-0030
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: CARLE HERNER
PROP. ADDR: 1150 MADRUGA AVE UNIT: A103
CORAL GABLES

FOLIO: 03-4130-025-0040
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: REGINALD C DE VILLIERS JTRS
ELOISA VALDES URRAMIRO JTRS
PROP. ADDR: 1150 MADRUGA AVE UNIT: A104
CORAL GABLES

FOLIO: 03-4130-025-0050
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: DONNA E LOMBARDO
PROP. ADDR: 1150 MADRUGA AVE UNIT: A201
CORAL GABLES

FOLIO: 03-4130-025-0060
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: LOUISE A PELELLA
REM MARIA & MONICA & NOEL PELELLA
PROP. ADDR: 1150 MADRUGA AVE UNIT: A202
CORAL GABLES

FOLIO: 03-4130-025-0070
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: JUAN M GARCIA & W ELSA V MEDIN
PROP. ADDR: 1150 MADRUGA AVE UNIT: A203
CORAL GABLES

FOLIO: 03-4130-025-0080
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: MARK M NAMAN
PROP. ADDR: 1150 MADRUGA AVE UNIT: A204
CORAL GABLES

FOLIO: 03-4130-025-0090
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: SABINA PETROVA
PROP. ADDR: 1150 MADRUGA AVE UNIT: A301
CORAL GABLES

FOLIO: 03-4130-025-0100
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: LIANA PEREZ
PROP. ADDR: 1150 MADRUGA AVE UNIT: A302
CORAL GABLES

FOLIO: 03-4130-025-0110
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: GEORGE F ACEVEDO
PROP. ADDR: 1150 MADRUGA AVE UNIT: A302
CORAL GABLES

FOLIO: 03-4130-025-0120
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: EDWIN HALE CONNELL
PROP. ADDR: 1150 MADRUGA AVE UNIT: A304
CORAL GABLES

FOLIO: 03-4130-025-0130
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: TONY L BOUTTE JTRS
COLIN P ST MARTIN JTRS
PROP. ADDR: 1150 MADRUGA AVE UNIT: B101
CORAL GABLES

FOLIO: 03-4130-025-0140
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: DANA DE MARIA
PROP. ADDR: 1150 MADRUGA AVE UNIT: B102
CORAL GABLES

FOLIO: 03-4130-025-0150
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: VALERIE HOWELL
PROP. ADDR: 1150 MADRUGA AVE UNIT: B201
CORAL GABLES

FOLIO: 03-4130-025-0160
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: EDWARD A LUCKHOO
ELEANOR D LUCKHOO
PROP. ADDR: 1150 MADRUGA AVE UNIT: B202
CORAL GABLES

FOLIO: 03-4130-025-0170
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: IMTAZ ALI & W JENNIFER
PROP. ADDR: 1150 MADRUGA AVE UNIT: B301
CORAL GABLES

FOLIO: 03-4130-025-0180
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: MARIA LUZ ASIN
PROP. ADDR: 1150 MADRUGA AVE UNIT: B302
CORAL GABLES

FOLIO: 03-4130-025-0190
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: CORALIA E CHAO
PROP. ADDR: 1150 MADRUGA AVE UNIT: C101
CORAL GABLES


FOLIO: 03-4130-025-0200
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: ST NOM LLC
PROP. ADDR: 1150 MADRUGA AVE UNIT: C102
CORAL GABLES


FOLIO: 03-4130-025-0210
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: ANNA COLMAN DUYS
PROP. ADDR: 1150 MADRUGA AVE UNIT: C103
CORAL GABLES


FOLIO: 03-4130-025-0220
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: MAGDA VASSALLO
PROP. ADDR: #10 SANTA ANA ST UNIT: C104
CORAL GABLES


FOLIO: 03-4130-025-0230
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: PAMELA W HAWLEY
HILLARY W WISEHEART
PROP. ADDR: 1150 MADRUGA AVE UNIT: C201
CORAL GABLES


FOLIO: 03-4130-025-0240
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: DAVID LEBLANG & W SHARON
PROP. ADDR: 1150 MADRUGA AVE UNIT: C202
CORAL GABLES



FOLIO: 03-4130-025-0250
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: RICHARD M DUNN (TR)
PROP. ADDR: 1150 MADRUGA AVE UNIT: C203
CORAL GABLES


FOLIO: 03-4130-025-0260
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: GRECIA RODRIGUEZ TRS
PROP. ADDR: 1150 MADRUGA AVE UNIT: C204
CORAL GABLES


FOLIO: 03-4130-025-0270
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: KATE SHEROUSE
PROP. ADDR: 1150 MADRUGA AVE UNIT: C301
CORAL GABLES


FOLIO: 03-4130-025-0280
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: LAURA M THUMEN & H RICHARD W &
ERICA JEAN THUMEN & ETAL JTRS
PROP. ADDR: 1150 MADRUGA AVE UNIT: C302
CORAL GABLES


FOLIO: 03-4130-025-0290
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: ELSIE CASTELBLANCO
PROP. ADDR: 1150 MADRUGA AVE UNIT: C303
CORAL GABLES


FOLIO: 03-4130-025-0300
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO
OWNER: MARIA A LINES
PROP. ADDR: 1150 MADRUGA AVE UNIT: C304
CORAL GABLES

Garcia, Belkys

From: alp@alp-law.com
Sent: Wednesday, October 28, 2015 4:18 PM
To: Goizueta, Virginia; Garcia, Belkys
Cc: Figueroa, Yaneris
Subject: Re: 1150 Madruga Ave

Dear Virginia and Belkys:

I just spoke at length with Mr. Ramos. He says that he already has the report, but that he did not know he had to file it with the city. Moreover, he told me that he commenced work on correcting the items listed in it, however he has not obtained any permits, since they are minor repairs. I asked him to please immediately scan email me a copy of the report which I will provide to you. I also told him that he may have an issue with double permit fees and code enforcement fines if he did any work without a permit that may have required permits. He said he will submit the report to Development Services in advance of the hearing. Once he has done so and it has been reviewed, we should have a better idea of how long he will need to obtain any necessary after-the-fact permits and pass final inspection and submit a compliance report.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

From: Alexander Palenzuela <alp@alp-law.com>
Date: Wednesday, October 28, 2015 at 3:41 PM

CITY'S

EXHIBIT

5

To: "MiamiMarlin@aol.com" <MiamiMarlin@aol.com>

Cc: Virginia Goizueta <vgoizueta@coralgables.com>, Yaneris Figueroa <yfigueroa@coralgables.com>, Itta Nomkin <inomkin@alp-law.com>, Belkys Garcia <bgarcia@coralgables.com>

Subject: Re: 1150 Madruga Ave

Dear Mr. Ramos:

I represent the City in the unsafe structures proceeding. Please call me regarding this matter.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

From: "MiamiMarlin@aol.com" <MiamiMarlin@aol.com>

Date: Wednesday, October 28, 2015 at 2:47 PM

To: Belkys Garcia <bgarcia@coralgables.com>, Alexander Palenzuela <alp@alp-law.com>

Cc: Virginia Goizueta <vgoizueta@coralgables.com>, Yaneris Figueroa <yfigueroa@coralgables.com>, Itta Nomkin <inomkin@alp-law.com>

Subject: Re: FW: 1150 Madruga Ave

Hi Belkys,

Just a suggestion: Since the illumination is now being enforced, it would be beneficial to send out notices with a 180-day request for compliance. There are a lot of corrections to be made, and some of them being unit owners, some being our maintenance people, and also the shopping around for inspection companies and illumination options, These things are costing us a small fortune, meaning people are paying for these, not corporations. Also, it is taking way, way longer than

in previous re-certifications. None of this was in our operating budget (our budget was blown up), but we are working very hard to get everything done that the inspector said we need to do in order to be in compliance.

Tony Ramos
Property Manager

In a message dated 10/28/2015 10:30:48 A.M. Eastern Daylight Time, bgarcia@coralgables.com writes:

Good morning Alexander,

Please read email below from the Property Manager from 1150 Madruga Avenue.

Thank you,

Belkys Garcia

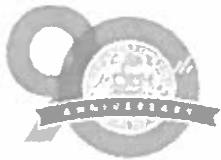
City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5229



CORAL GABLES
1925-2015

Celebrating 90 years of a dream realized.

From: miamimarlin@aol.com [mailto:miamimarlin@aol.com]

Sent: Wednesday, October 28, 2015 9:06 AM

To: Garcia, Belkys

Subject: Re: 1150 Madruga Ave

Good morning Belkys,

We are STILL working to recertify all the violations, including the illumination. There was a lot to do, and we are still working on it. Please be patient. We are working hard to do the corrections. Thank you.

Tony Ramos

Property Manager

-----Original Message-----

From: Garcia, Belkys <bgarcia@coralgables.com>
To: 'miamimarlin@aol.com' <miamimarlin@aol.com>
Cc: Goizueta, Virginia <vgoizueta@coralgables.com>; Figueroa, Yaneris <yfigueroa@coralgables.com>;
'alp@alp-law.com' <alp@alp-law.com>; 'inomkin@alp-law.com' <inomkin@alp-law.com>
Sent: Wed, Oct 28, 2015 8:06 am
Subject: 1150 Madruga Ave

Good morning,

Please see attached Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing for the above Subject address. Please contact us if you have any questions.

Thank you,

Belkys Garcia
City of
Coral Gables
Development Services Department
405 Biltmore Way, 3rd
Floor
Coral Gables, Florida 33134
Office: (305)
460-5229

-----Original Message-----

From: ds-pln@coralgables.com
[<mailto:ds-pln@coralgables.com>]
Sent: Tuesday, October 27, 2015 2:25 PM
To:
Garcia, Belkys
Subject: Sent from the City of Coral Gables Development Services
Department

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf,
Multi-Page

Multifunction Printer Location:
Device Name:
CTHDS3FL-7970A

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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Goizueta, Virginia

From: MiamiMarlin@aol.com
Sent: Friday, July 17, 2015 4:58 PM
To: Goizueta, Virginia
Subject: REQUEST FOR AN EXTENSION

Hi Virginia,

This is Tony Ramos, Property Manager for The Royal Caribbean Club Condominium.

I need an extension, hopefully 30 days?

This is what happened. I received two letters from Manuel Lopez, P. E., your Building Official, about the need to do a Recertification of Building 40 years or older on two of the buildings at Royal Caribbean Club Condominium, those being 1200 Mariposa Avenue (Folio # 03-4130-025-0310) and 1150 Madruga Avenue (Folio # 03-4130-025-0010).

The letters are dated April 20. Reports are due 90 days from then. Meaning by July 20. This Monday. Oops.

I kind of dragged my feet a little bit , but eventually called the firm that did the Recertifications for us last time. And then they told me that they quit doing condo associations. They had no problems with us, but they said no exceptions.No more Recertifications for condos.

So I had to contact an architect that had done the work in another of our buildings 15 years ago. After two weeks time, he told us the job would be \$6000, about five times what he had charged before. I completely freaked out.

Eventually I called several companies that did Recertifications, and I kept getting \$6000.....\$5500..... \$6000 again.....\$5300.....and then I finally got a reasonable price from Allied Building Inspection Services, at \$3350.

They are coming to the Association this Wednesday, July 22.....which is after the deadline. So I went to City Hall yesterday to beg for an extension, and I was told to write to you and explain my situation.

Yea, it's my fault, but would it be possible to get a 30-day extension ? Their report would probably be done by that time.....right?

Thank you for any help you can give us.

Tony Ramos, Property Manager
The Royal Caribbean Club Condominium, Inc.



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-08-08-0604	08/12/2008	1150 MADRUGA AVE	BOA PRELIMINARY/MED BONUS/FINAL	INSTALLATION OF 204 WHITE BAHAMAS SHUTTER & 1 REM PANEL \$143494 (POSTED 08/21/08) (1200 MARIPOSA,1129,1131,1135 & 1150 MARIPOSA)	final	08/12/2008	12/12/2008	0.00
AB-09-04-2291	04/14/2009	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	1 WHITE ACCORDION SHUTTER \$1000	final	04/14/2009	10/23/2009	0.00
AB-09-04-2292	04/14/2009	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	1 WHITE ACCORDION SHUTTER \$922	final	04/14/2009	10/23/2009	0.00
AB-13-10-0418	10/08/2013	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	REV (NOA) ALUMINUM WINDOWS (2) DOOR (1) WHITE FRAME CLEAR GLASS \$6,622	issued	10/08/2013		0.00
AB-14-01-2237	01/15/2014	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	**COMMERCIAL** IMPACT (2) DOORS WHITE FRAME PREMIUM VYNIL CLEAR GLASS \$	final	01/17/2014	03/03/2014	0.00
AB-14-12-3806	12/11/2014	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING MAIN WALLS BM 2131-60 (GRAY) TRIM PURE WHITE \$63000	final	12/11/2014	05/14/2015	0.00
BL-08-03-1065	03/25/2008	1150 MADRUGA AVE	ROOF / LIGHT WEIGHT CONC	REPAIR CUT PRIME TORCH SBS MODIFIED \$2,000	final	03/26/2008	05/16/2008	0.00
BL-08-08-0697	08/14/2008	1150 MADRUGA AVE	SHUTTERS / LOUVERS / SECURITY BARS	INSTALLATION OF 204 WHITE BAHAMAS SHUTTER & 1 REM PANEL \$143,494 (UNITS 1200,1129,1131,1135 & 1150 MARIPOSA)	final	08/22/2008	12/12/2008	0.00
BL-09-04-2643	04/21/2009	1150 MADRUGA AVE	SHUTTERS / LOUVERS / SECURITY BARS	1 WHITE ACCORDION SHUTTER \$922	final	05/04/2009	10/23/2009	0.00
BL-09-04-2676	04/22/2009	1150 MADRUGA AVE	SHUTTERS / LOUVERS / SECURITY BARS	1 WHITE ACCORDION SHUTTER \$1000	final	05/04/2009	10/23/2009	0.00
BL-13-10-1172	10/18/2013	1150 MADRUGA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 2 ALUMINUM WINDOWS & 1 DOOR WHITE FRAME CLEAR GLASS \$6,600	final	10/28/2013	04/10/2014	0.00
BL-14-01-2404	01/17/2014	1150 MADRUGA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 2 IMPACT DOORS WHITE FRAME PREMIUM VINYL CLEAR GLASS \$4,268	final	02/21/2014	03/05/2014	0.00
CE-09-07-2570	07/15/2009	1150 MADRUGA AVE	CODE ENF WARNING PROCESS	WT2046 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (WEDS) DURING WATER RESTRICTION.	final	07/15/2009	07/16/2009	0.00
CE-09-08-3097	08/31/2009	1150 MADRUGA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38685 MIAMI DADE COUNTY CODE 32-8.1 USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (MONDAY)	canceled	08/31/2009		0.00
CE-09-09-2672	09/22/2009	1150 MADRUGA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T39428 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON	canceled	09/22/2009		0.00

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UNAUTHORIZED DAY (TUES) DURING WATER RESTRICTION.									
CE-11-03-5190	03/04/2011	1150 MADRUGA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (1150 MADRUGA AVE. #B101)	final	03/07/2011	03/07/2011	0.00	
CE-12-05-8960	05/24/2012	1150 MADRUGA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/24/2012	05/24/2012	0.00	
CE-15-04-4528	04/14/2015	1150 MADRUGA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/21/2015	04/21/2015	0.00	
CE-15-09-3965	09/09/2015	1150 MADRUGA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/23/2015	09/23/2015	0.00	
EL-11-10-6584	10/12/2011	1150 MADRUGA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	A/C CHANGEOUT \$3,812, RELOCATE AHU UNIT	final	11/29/2011	12/16/2011	0.00	
ME-10-12-4179	12/14/2010	1150 MADRUGA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE CENTRAL AC \$2700	final	12/17/2010	04/26/2012	0.00	
ME-11-08-7081	08/25/2011	1150 MADRUGA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED - A/C CHANGEOUT \$3,812	canceled		02/11/2014	0.00	
ME-11-09-7000	09/26/2011	1150 MADRUGA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGEOUT \$3,812	final	09/26/2011	12/16/2011	0.00	
PL-11-03-5881	03/14/2011	1150 MADRUGA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL BACKFLOW PREVENTORS. NEW WATER SERVICE \$4,500	final	03/15/2011	03/17/2011	0.00	
PU-13-12-2186	12/11/2013	1150 MADRUGA AVE	PUBLIC RECORDS SEARCH	REQ ELEVATION COPY OF PERMIT 18687	final	12/19/2013	12/19/2013	0.00	
PU-14-06-2351	06/05/2014	1150 MADRUGA AVE	PUBLIC RECORDS SEARCH	REQ FLOOR PLAN COPY	final	06/05/2014	06/05/2014	0.00	
PU-15-05-5040	05/13/2015	1150 MADRUGA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	05/13/2015	05/13/2015	0.00	
RV-08-04-0962	04/17/2008	1150 MADRUGA AVE	REVISION TO PERMIT	REVISION - COVER WITH TOP COAT	final	04/18/2008	04/18/2008	0.00	
RV-14-03-2408	03/10/2014	1150 MADRUGA AVE	REVISION TO PERMIT	REVISION- CHANGE OF NOA'S	final	03/14/2014	03/14/2014	0.00	
ZN-14-12-3807	12/11/2014	1150 MADRUGA AVE	PAINT / RESURFACE FL / CLEAN	PAINT BUILDING MAIN WALLS BM 2131-60 (GRAY) TRIM PURE WHITE \$63000	final	12/11/2014	05/14/2015	0.00	

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name: 1150 Madruga Ave. Condominium - 30 Units	Inspection Date: 9/23/2015
Address: 1150 Madruga Avenue	InspectionType: AA-Tactical, Apartment / Condo
City: Coral Gables	Inspected By: Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	Occ. Sq. Ft.: 0

FL NFPA 01 13
Floor 1

Firefighter elevator key

11.3.1.2 Excerpt: All existing elevators having a travel distance of 25...

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. [101:9.4.3.2] Provide firefighter key

Relocate Supra Max box by front door to elevator lobby and include elevator keys .

FL NFPA 101 13
Floor 2

Emergency lights

7.9.3.1 Excerpt: Required emergency lighting systems shall be tested in accordance...

Maintain emergency lights in approve working condition. Provide means of testing emergency lights.

Second flor east side.

Floor 3

Emergency lights

7.9.3.1 Excerpt: Required emergency lighting systems shall be tested in accordance...

Required emergency lighting systems shall be tested in accordance with one of the three options ordered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3.

Failure to repair emergency lighting floor 3 west east and throughout building

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A re-inspection will occur on or after 10/23/2015.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company Representative:	Signature on file
	No Signature 9/23/2015
	Signature on file
Inspector:	Leonard Veight 9/23/2015