



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/14/2017

Property Information	
Folio:	03-4108-060-0001
Property Address:	525 Coral Way
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	15
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1969



Assessment Information			
Year	2016	2015	2014
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	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
QUINARY CLUB APTS CONDO CORAL GABLES SEC B PB 5-111 LOTS 18 & 19 BLK 9

Taxable Value Information			
	2016	2015	2014
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

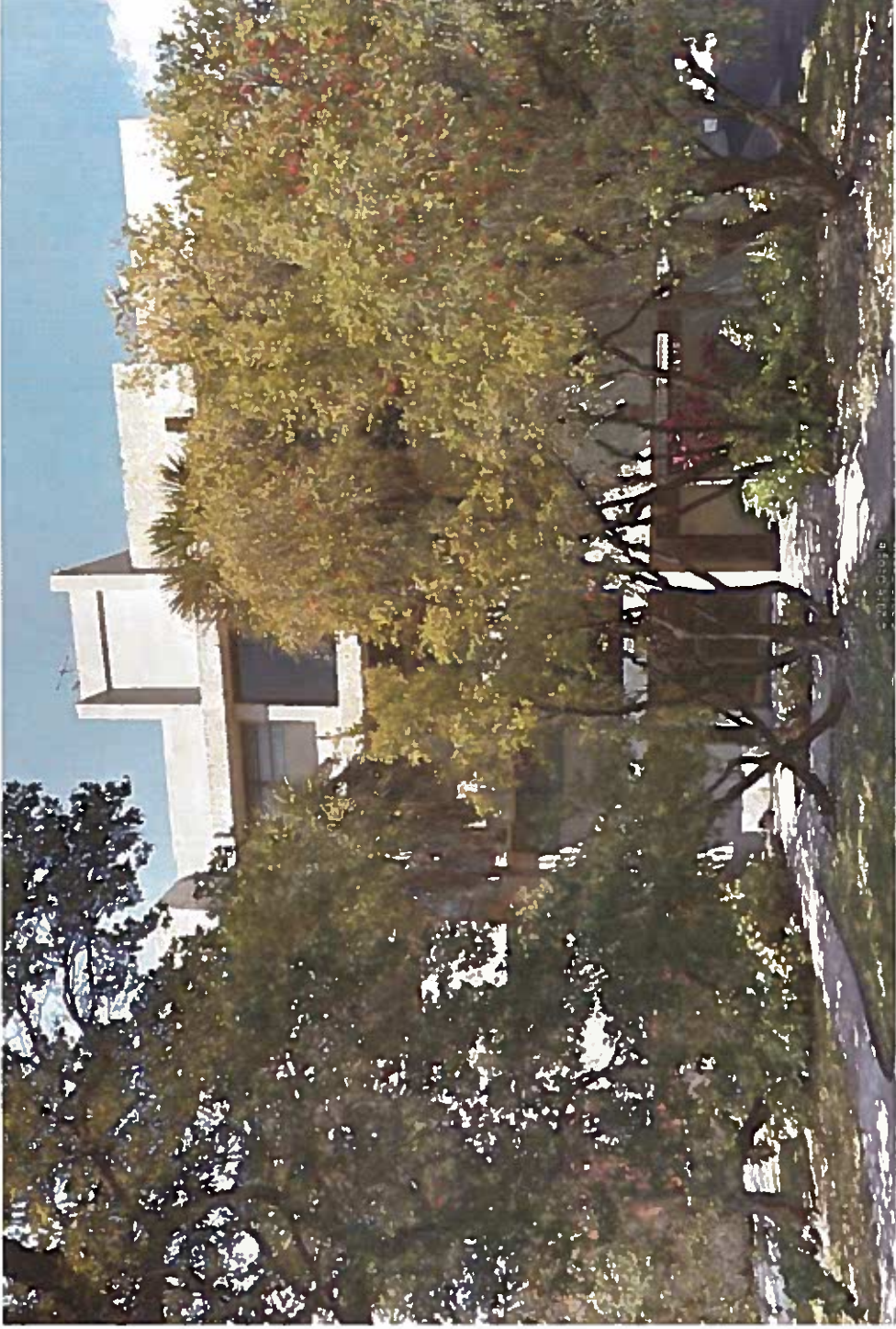
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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 1



525 Coral Way

525 Coral Way

Condominium Association (Registered Agent)

Quinary Club Condominium Association,
Inc.

c/o Grace Caldas

525 Coral Way

Unit 203

Coral Gables, FL 33134-4918



525 Coral Way

Allied Building Inspection Services
Inspections. Testing. Engineering

February 14, 2017

Building Official
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

RE: 40-Year Building Re-Certification Inspection Reports
SUBJ: 525 Coral Way, Coral Gables, FL 33134
Folio: 03-4108-060-0001 (Bldg. 1)

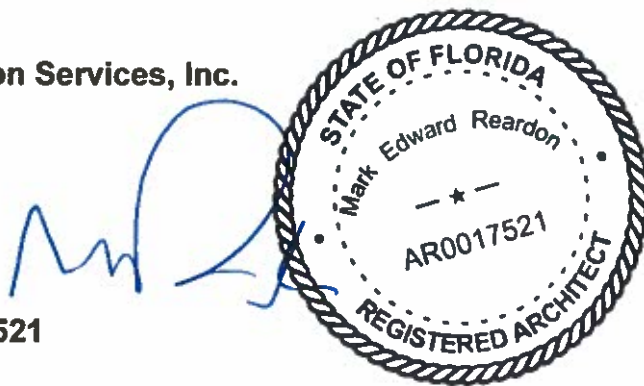
Dear Building Official,

Enclosed, please find the structural report in the format required by your office. **This building requires repairs to the structural deficiencies noted in the report prior to our recommendation for recertification.**

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,

Allied Building Inspection Services, Inc.



Mark Reardon, RA 0017521

- 1 -

CITY'S

EXHIBIT

2

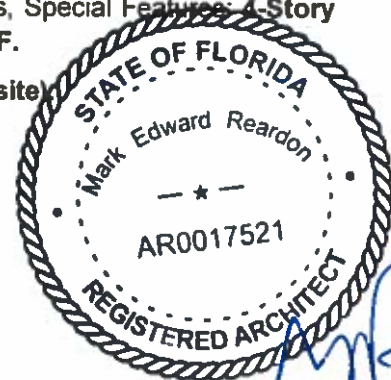
Minimum Inspection Procedural Guidelines for Building Structural Re-Certification

1. Description of Structure

- a. Name of Title: **Quinary Club Apartments Condo, Assn**
- b. Street Address: **525 Coral Way, Coral Gables, FL 33134**
- c. Legal Description: **Quinary Club Apts Condo Coral Gables Sec B PB 5-111 Lots 18 & 19 Blk 9**
- d. Owner's Name: **Quinary Club Apartments Condo, Assn**
- e. Owner's Mailing Address: **175 NW 153rd Street, Suite 403, Miami Lakes, FL 33014**
- f. Building Official Folio Number: **03-4108-060-0001 (Bldg. 1)**
- g. Building Code Occupancy Classification: **R2 (Permanent Occupancies)**
- h. Present Use: **Residential - Multifamily**
- i. General Description, Type of Construction, Size, Number of Stories, Special Features: **4-Story CBS & Reinforced Concrete Structure. Approximately 14,160 S.F.**
- j. Additions to original structure: **None noted (no plans available on site)**

2. Present Condition of Structure

- a. General alignment (note good, fair, poor, explain if significant)
 1. Bulging: **Good**
 2. Settlement: **Good**
 3. Defections: **Good**
 4. Expansion: **Good**
 5. Contraction: **Good**
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other): **None Noted.**
- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains: **Minor spalling of concrete surfaces; see photos at end of report for additional info.**
- d. Cracks - note location in significant members. Identify crack size as "Hairline" if barely discernible; "Fine" if less than 1 mm in width; "Medium" if between 1 - 2 mm in width; "Wide" if over 2 mm: **Hairline and fine cracks in CBS walls, not significant.**
- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood: **Minor spalling of concrete surfaces; see photos at end of report for additional info.**
- f. Previous patching or repairs: **Some minor stucco and plaster patches noted, satisfactory.**
- g. Nature of present loading - indicate residential, commercial, other estimate magnitude: **Residential - Multifamily**



3. Inspections

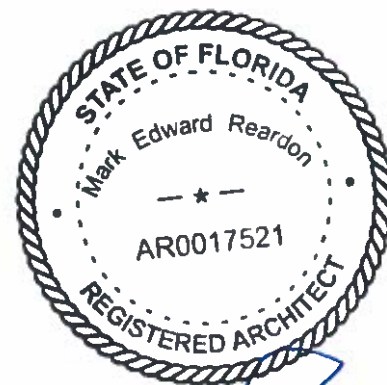
- a. Date of notice of required inspection: **Unknown**
- b. Date(s) of actual inspection: **January 31, 2017**
- c. Name and qualification of individual submitting inspection report:
Mark Reardon, RA 0017521
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures: **Only manual hammer sounding of concrete.**
- e. Structural Repair (note appropriate line):
 - 1. None required: **None Required.**
 - 2. Required (describe and indicate acceptance): **None Required.**

4. Supporting Data

- a. sheets written data **0**
- b. photographs **(see attached)**
- c. drawings or sketches **0**

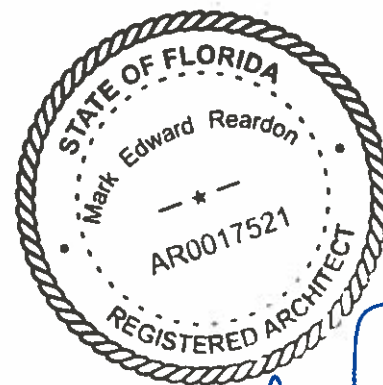
5. Masonry Bearing Walls (indicate good, fair or poor)

- a. Concrete masonry units: **Good**
- b. Clay tile or terra cotta units: **N/A**
- c. Reinforced concrete tie columns: **Good**
- d. Reinforced concrete tie beams: **Good**
- e. Lintels: **N/A**
- f. Other type bond beams: **N/A**
- g. Masonry finishes - exterior:
 - 1. Stucco: **Good**
 - 2. Veneer: **Good**
 - 3. Paint only: **N/A**
 - 4. Other (describe): **N/A**
- h. Masonry finishes – interior:
 - 1. Vapor barrier: **N/A**
 - 2. Furring and plaster: **Good**
 - 3. Paneling: **N/A**
 - 4. Paint only: **N/A**
 - 5. Other (describe): **Good, Gypsum Board.**



Handwritten signature and date: 2/14/17

- i. Cracks:
 - 1. Location (note beams, columns, other): **CBS Walls.**
 - 2. Description: **Hairline and fine cracks, not significant**
- j. Spalling:
 - 1. Location (note beams, columns, other): **CBS walls and architectural details only.**
 - 2. Description: **Minor spalling of concrete surfaces; see photos at end of report for additional info.**
- k. Rebar corrosion (check appropriate line):
 - 1. None visible: **None Visible.**
 - 2. Minor-patching will suffice: **N/A.**
 - 3. Significant-but patching will suffice: **N/A.**
 - 4. Significant-structural repairs required (describe): **N/A.**
- l. Samples chipped out for examination in spalled areas:
 - 1. No: **N/A.**
 - 2. Yes (describe color texture, aggregate, general quality): **N/A.**



6. Floor and Roof Systems

- a. Roof:
 - 1. Describe (flat, slope, type roofing, type roof deck, condition): **Built-up flat roof over cementitious deck; in good condition.**
 - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment & condition of supports: **HVAC equipment; support stands corroded; see photos at end of report for additional info.**
 - 3. Note types of drains & scuppers: **Rooftop drains; in good condition.**
- b. Floor system(s):
 - 1. Describe (type of system framing, material, spans, condition): **Concrete floor slabs; in good condition.**
- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: **Readily-visible framing/structure.**

7. Steel Framing Systems

- a. Description: **N/A.**
- b. Exposed steel: describe condition of paint & degree of corrosion: **N/A.**
- c. Concrete or other fireproofing - note any cracking or spalling, note where any covering was removed for inspection: **N/A.**
- d. Elevator sheave beams & connections, and machine floor beams (note condition): **N/A.**

8. Concrete Framing Systems

- a. Full description of structural system: **Continuous pad footings, slabs, tie-columns, tie-beams.**
- b. Cracking:
 - 1. Not significant: **Not significant.**
 - 2. Location & description of members affected & type cracking: **Fine & hairline, CBS walls only**
- c. General condition: **Good Condition.**
- d. Rebar corrosion (check appropriate line):
 - 1. None visible: **None Visible.**
 - 2. Location/description of members affected & type cracking: **N/A.**
 - 3. Significant but patching will suffice: **N/A.**
 - 4. Significant - structural repairs required (describe): **N/A.**
- e. Samples chipped out in spalled areas:
 - 1. No: **None.**
 - 2. Yes (describe color, texture, aggregate, & general quality): **N/A.**

9. Windows

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): **Metal single hung; fixed.**
- b. Anchorage - type & condition of fasteners and latches: **Screws; Fair.**
- c. Sealants-type & condition of perimeter sealants & at mullions: **Caulking; Fair.**
- d. Interior seals-type & condition at operable vents: **Vinyl strips; Fair.**
- e. General condition: **Fair.**

10. Wood Framing

- a. Type - fully describe if mill construction, light construction, major spans, trusses: **N/A.**
- b. Note metal fittings (i.e. angles, plates, bolts, split pintles, pintles, other) and note condition: **N/A.**
- c. Joints - note if well fitted and still closed: **N/A.**
- d. Drainage - note accumulations of moisture: **N/A.**
- e. Ventilation - note any concealed spaces not ventilated: **N/A.**
- f. Note any concealed spaces opened for inspection: **N/A.**



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525 Coral Way

*Allied Building Inspection Services
Inspections. Testing. Engineering*

Certification of Compliance with Parking Lot Guardrails Requirements in Chapter 8C of the Code of Miami-Dade County

Date: **February 14, 2017**

Re: Case Number: **Folio: 03-4108-060-0001**

Property Address: **525 Coral Way, Coral Gables, FL 33134
Approximately 14,160 S.F.**

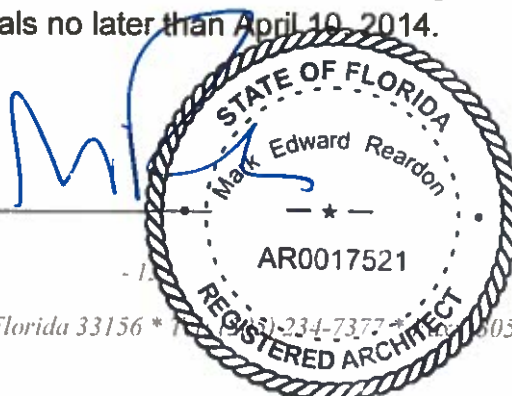
Building Description: **Residential - Multifamily**

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On **January 31, 2017**, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following:

- (X) The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- () The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- () The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals no later than April 10, 2014.

Mark Reardon, RA 0017521





525 Coral Way

Allied Building Inspection Services
Inspections. Testing. Engineering

February 14, 2017

Building Official
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

RE: 40-Year Building Re-Certification Inspection Reports
SUBJ: 525 Coral Way, Coral Gables, FL 33134
Folio: 03-4108-060-0001 (Bldg. 1)

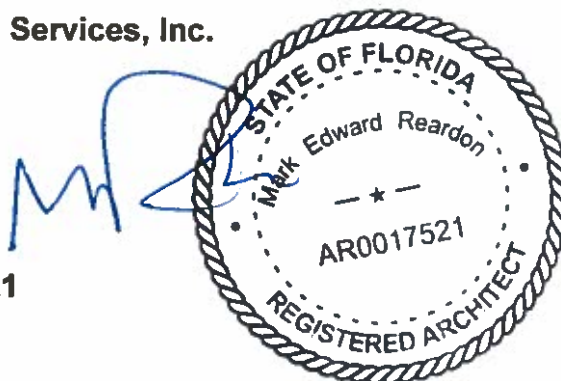
Dear Building Official,

Enclosed, please find the electrical report in the format required by your office. **This building requires repairs to the electrical deficiencies noted in the report prior to our recommendation for recertification.**

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,

Allied Building Inspection Services, Inc.



Mark Reardon, RA 0017521



525 Coral Way

Allied Building Inspection Services
Inspections. Testing. Engineering

Minimum Inspection Procedural Guidelines for Building Electrical Re-Certification

Inspection Commenced
Date: **January 31, 2017**

Inspection Made By: *2/14/17*

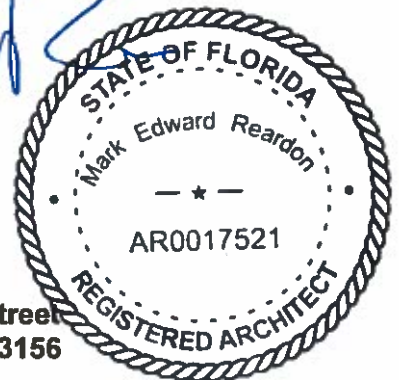
Signature: *[Handwritten Signature]*

Inspection Completed
Date: **February 14, 2017**

Print Name: **Mark Reardon**

Title: **RA 0017521**

Address: **8203 S.W. 124 Street
Miami, Florida 33156**



1. Description of Structure

- a. Name of Title: **Quinary Club Apartments Condo, Assn**
- b. Street Address: **525 Coral Way, Coral Gables, FL 33134**
- c. Legal Description: **Quinary Club Apts Condo Coral Gables Sec B PB 5-111 Lots 18 & 19 Blk 9**
- d. Owner's Name: **Quinary Club Apartments Condo, Assn**
- e. Owner's Mailing Address: **175 NW 153rd Street, Suite 403, Miami Lakes, FL 33014**
- f. Building Official Folio Number: **03-4108-060-0001 (Bldg. 1)**
- g. Building Code Occupancy Classification: **R2 (Permanent Occupancies)**
- h. Present Use: **Residential - Multifamily**
- i. General Description, Type of Construction, Size, Number of Stories, Special Features: **4-Story CBS & Reinforced Concrete Structure. Approximately 14,160 S.F.**
- j. Additions to original structure: **None noted (no plans available on site).**

Guidelines and Information for Re-Certification of Electrical Systems of Forty (40) Year Structures

1. Electric Service

One

- 1. Size: Amperage (~600) Fuses () Breakers (X)
- 2. Phase: Three Phase () Single Phase (X)
- 3. Condition: Good () Fair (X) Needs Repair ()
- 4. Comments: **7 meter(s), 7 panel(s)**

Two

- 1. Size: Amperage (~600) Fuses () Breakers (X)
- 2. Phase: Three Phase () Single Phase (X)
- 3. Condition: Good () Fair (X) Needs Repair ()
- 4. Comments: **7 meter(s), 7 panel(s)**

House

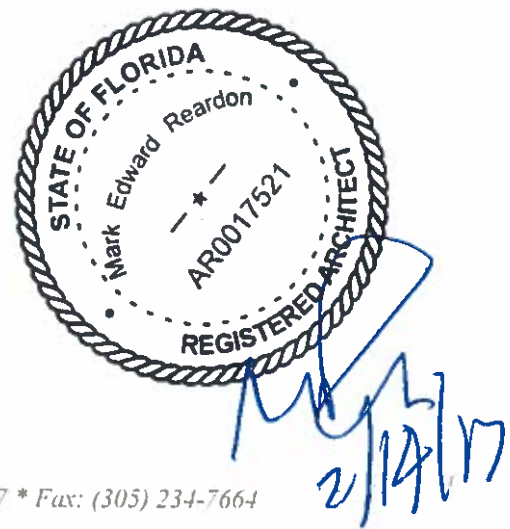
- 1. Size: Amperage (~150) Fuses () Breakers (X)
- 2. Phase: Three Phase () Single Phase (X)
- 3. Condition: Good () Fair (X) Needs Repair ()
- 4. Comments: **1 meter(s), 1 panel(s)**

2. Meter and Electric Room

- 1. Clearances: Good (X) Fair () Requires Correction ()
- 2. Comments: **All equipment is satisfactory.**

3. Gutters

- 1. Location: Good (X) Repairs Required ()
- 2. Taps & Fill: Good (X) Repairs Required ()
- 3. Comments: **Satisfactory.**



4. Electrical Panels

- 1. Apartments: ~150 Amps each, indoor Good (X) Repairs Required ()
- 2. House Panel: ~150 Amps, indoor Good (X) Repairs Required ()
- 3. Comments: **Some open breaker slots; see additional info at end of report.**

5. Branch Circuits

- 1. Identified: Yes () Must Be Identified (X)
- 2. Conductors: Good (X) Deteriorated () Must Be Replaced ()
- 3. Comments: **Labeling needed; see photos at end of report for additional info.**

6. Grounding of Service

- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory.**

7. Grounding of Equipment

- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory.**

8. Service Conduits/Raceways

- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory.**

9. Service Conductors and Cables

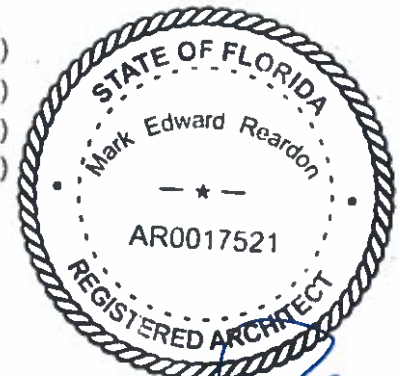
- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory.**

10. Types of Wiring Methods

- Condition:
 - a. Conduit Raceways: Good (X) Repairs Required ()
 - b. Conduit PVC: Good (X) Repairs Required ()
 - c. NM Cable: Good () Repairs Required ()
 - d. BX Cable: Good (X) Repairs Required ()

11. Feeder Conductors

- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory.**



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2/14/13

12. Emergency Lighting

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

13. Building Egress Illumination

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

14. Fire Alarm System

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

15. Smoke Detectors

- Condition: Good () Repairs Required (X)
- Comments: Additional units needed; see additional info at end of report.

16. Exit Lights

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

17. Emergency Generator

- Condition : Good () Repairs Required ()
- Comments: N/A.

18. Wiring in Open or Undercover Parking Garage Areas

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

19. Open or Undercover Parking Surface and Security Lighting

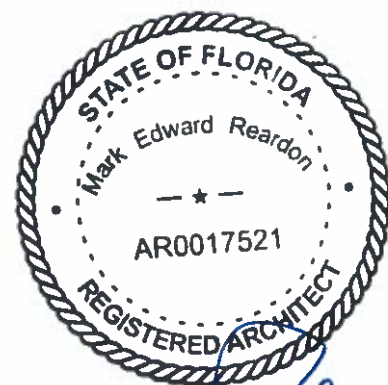
- Condition: Good () Requires Additional Illumination (X)
- Comments: Insufficient; see additional info at end of report.

20. Swimming Pool Wiring

- Condition: Good () Repairs Required (X)
- Comments: Bonding needed; see additional info. at end of report.

21. Wiring of Mechanical Equipment

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.



Handwritten signature and date: M. Reardon 2/14/17

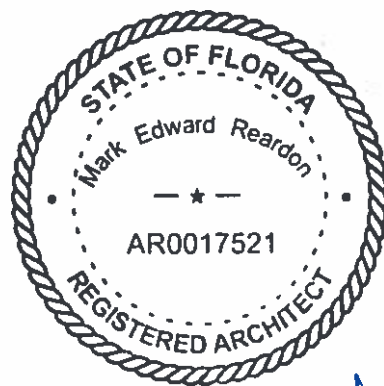


525 Coral Way

Allied Building Inspection Services
Inspections. Testing. Engineering

22. General Additional Comments

- Comments: **See additional info at end of report.**



Handwritten signature and date: 2/14/17



525 Coral Way

Allied Building Inspection Services
Inspections. Testing. Engineering

Certification of Compliance with Parking Lot Illumination Standards in Chapter 8C-3 of the Code of Miami-Dade County

Date: **February 14, 2017**

Re: Case Number: **Folio: 03-4108-060-0001**

Property Address: **525 Coral Way, Coral Gables, FL 33134**

Approximately 14,160 S.F.

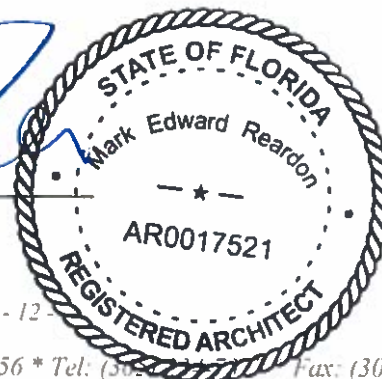
Building Description: **Residential - Multifamily**

The undersigned states the following:

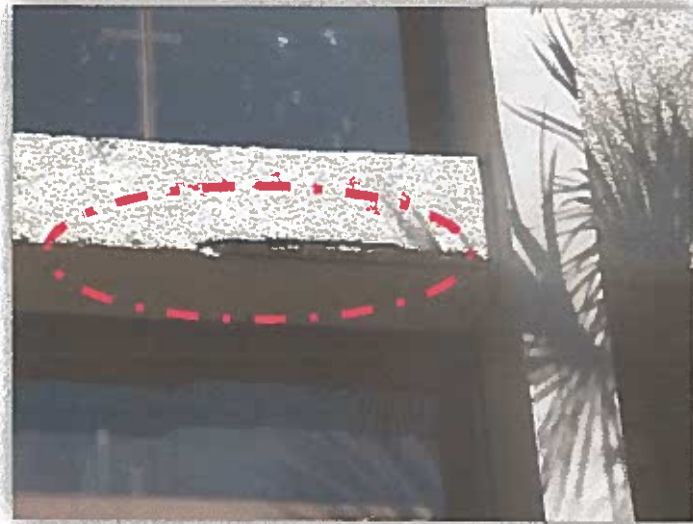
1. I am a Florida registered professional engineer or architect with an active license.
1. On the evening of **February 8, 2017**, we measured the level of illumination in the parking lot(s) serving the above referenced building.
2. Maximum 5.5 foot candle per SF, Minimum 0.1 foot candle per SF;
Minimum to Maximum ratio 1 : 55, foot candle 1.1 average per SF.
3. The level of illumination provided in the parking lot(s) **DOES NOT** meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.



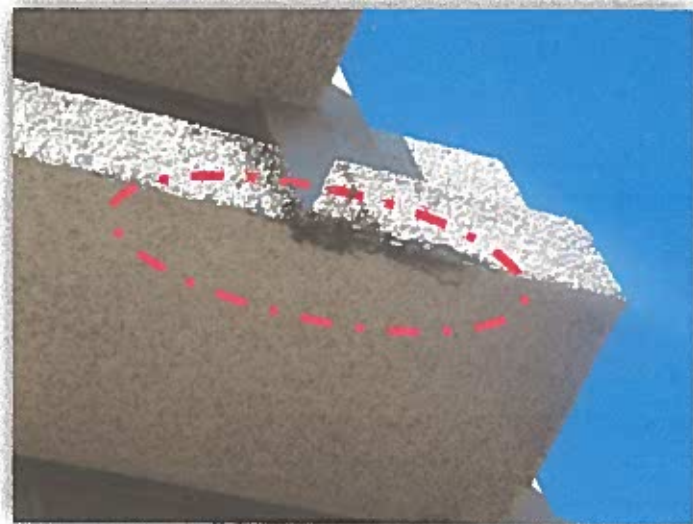
Mark Reardon, RA 0017521



- 12 -



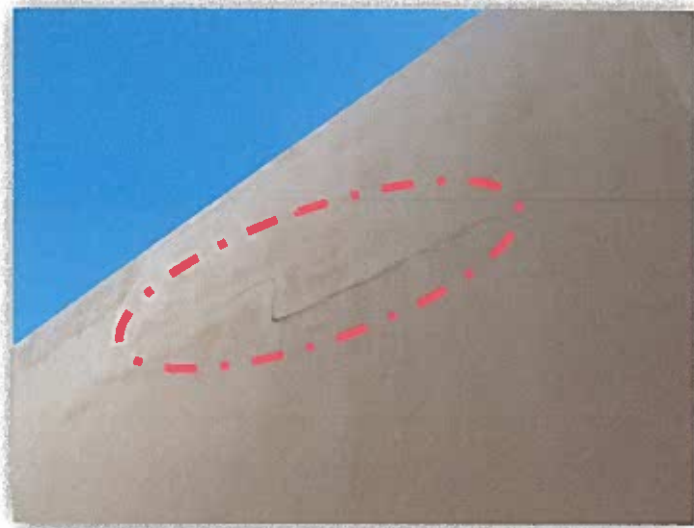
Repair spalling concrete on exterior walls at/near units 204, 205 & 401.



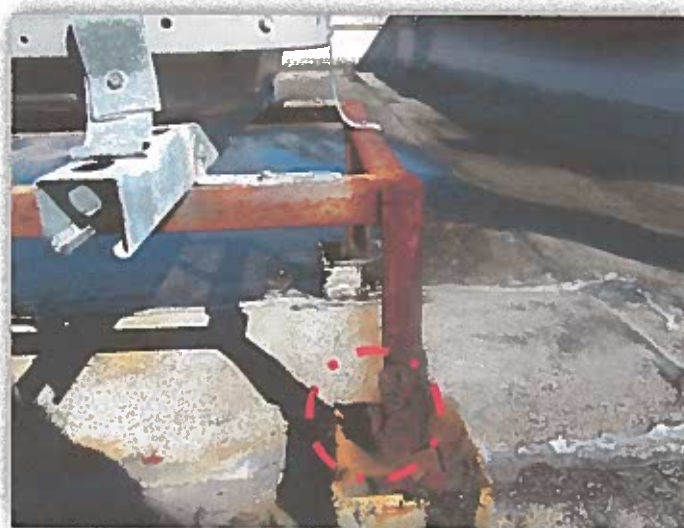
Repair spalling concrete outside units 202 and 301.



Repair spalling concrete on interior hallway walls at/near units 204, 205 & 401.



Patch and paint this cracking outside unit 404.



Repair, treat and paint all corroded A/C stands.



Replace deteriorated service wiring conduits at all rooftop A/C condensing units.



Adjust these pool gates so that they properly self-close and fully latch.



Remove the double-cylinder locksets at ALL apartment security gates to ensure easy egress.



Replace bonding at pool motor with proper wiring and method(s).

The remaining photos are examples of issues found in multiple units which were repetitive in nature. See the included chart for an account of which issues apply to each individual unit.



Replace standard outlets adjacent to kitchen and bathroom sinks with GFCI-protected outlets, as shown below.





In electrical panels, add covers to open slots where breakers are missing, as shown below.





Replace missing or visibly-aging smoke alarms (which have a typical 10-year lifespan) as indicated later in this report. See an example here:

<https://goo.gl/OVuphz>



Add smoke alarms to required locations, as indicated later in this report.

See an example here: <https://goo.gl/OVuphz>



Add a means of disconnect (switch) to water heater or air handler.



Repair service wiring to water heater or air handler.



525 Coral Way

*Allied Building Inspection Services
Inspections. Testing. Engineering*

Unit ID	Smoke Alarms	GFCIs	Panel	A-C	Other
201	2	0			
204	3	0		Repair Service Wiring; Add labeling;	Stucco repair on balcony
205	3	1		Repair Service Wiring; Add labeling;	
301	0	0			
302	0	0			
303	2	0			
304	0	0	Cover Open Slots;	Repair Service Wiring; Add labeling;	Stucco patch on balcony
305	0	0	Add Labeling;	Repair Service Wiring; Add labeling;	
402	0	0			
403	2	0			Stucco repair on balcony
404	2	3		Add a Means of Disconnect; Repair Service Wiring;	
405	2	0		Repair Service Wiring; Add a Means of Disconnect	Stucco repair on balcony



Handwritten signature and date: 2/14/17



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-16-08-6893	08/24/2016	525 CORAL WAY	BOA COMPLETE (LESS THAN \$75,000)	**COMM** A/C UNIT FOR ELEVATOR MACHINE ROOM - \$4,577	issued	08/24/2016		0.00
BL-12-03-7542	03/06/2012	525 CORAL WAY	GENERAL REPAIRS	CONCRETE REPAIRS TO SPALLED COLUMNS @ POOL PUMP ROOM \$7850	final	03/13/2012	08/09/2012	0.00
BL-14-08-3481	08/22/2014	525 CORAL WAY	COMMERCIAL FLOORING (INTERIOR ONLY)	COMM INTER FLOORING/TILE \$2,500	final	08/27/2014	09/09/2014	0.00
CE-10-09-5386	09/30/2010	525 CORAL WAY	CODE ENF LIEN SEARCH	LIEN LIST (525 CORAL WAY UNIT 304)	final	09/30/2010	09/30/2010	0.00
CE-10-12-4564	12/20/2010	525 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH (525 CORAL WAY #303)	final	12/22/2010	12/22/2010	0.00
CE-11-04-5263	04/04/2011	525 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH (525 CORAL WAY #303)	final	04/05/2011	04/05/2011	0.00
CE-12-01-6823	01/17/2012	525 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/19/2012	01/19/2012	0.00
CE-13-07-0931	07/15/2013	525 CORAL WAY	CODE ENF WARNING PROCESS	WT16965 SEC 54-153 CITY CODE DAY LARGE BURGANDY COUCH PLACED ON SWALE AREA IN FRONT OF PROPERTY.	final	07/15/2013	07/15/2013	0.00
CE-14-04-2684	04/12/2014	525 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/15/2014	04/15/2014	0.00
CE-14-07-4276	07/31/2014	525 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/06/2014	08/06/2014	0.00
CE-15-08-4674	08/14/2015	525 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/18/2015	08/18/2015	0.00
CE-15-10-4366	10/01/2015	525 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/08/2015	10/08/2015	0.00
CE-16-01-2471	01/21/2016	525 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/25/2016	01/25/2016	0.00
EL-16-04-5880	04/06/2016	525 CORAL WAY	ELEC LOW VOLTAGE SYSTEM	INSTALL FIRE ALARM SYSTEM \$12,470	issued	04/11/2016		0.00
EL-16-09-5356	09/07/2016	525 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	MINI SPLIT; 150 SERVICE; 5 LIGHTS AND 4 OUTLETS	final	09/14/2016	10/05/2016	0.00

CITY'S

EXHIBIT

3

FD-16-04-5845	04/05/2016	525 CORAL WAY	FIRE ALARM SYSTEM	INSTALL NEW FIRE ALARM SYSTEM \$12,470	issued	04/11/2016		0.00
ME-12-06-8475	06/07/2012	525 CORAL WAY	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE 2.5 TON WITH 5 KW HEAT	final	06/12/2012	02/01/2013	0.00
ME-14-05-2183	05/02/2014	525 CORAL WAY	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHNAGE OUT 2-TON 5 KW CONDENSER ON THE ROOF	final	05/02/2014	06/09/2014	0.00
ME-16-09-5306	09/06/2016	525 CORAL WAY	MECH COMMERCIAL / RESIDENTIAL WORK	A/C UNIT FOR ELEVATOR MACHINE ROOM - \$4,577	final	09/14/2016	10/10/2016	0.00
PU-16-08-6854	08/24/2016	525 CORAL WAY	PUBLIC RECORDS SEARCH	REQUEST FOR COPIES FOR PLAN SUBMITTAL	final	08/24/2016	08/24/2016	0.00
RC-17-02-0765	02/14/2017	525 CORAL WAY	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1969) CONSTRUCTION REGULATION BOARD CASE #17-5818 AND UNSAFE STRUCTURE FEE	approved			980.63

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: 525 Coral Way Condominium- 15 Units	Inspection Date: 10/7/2015, 7/6/2016
Address: 525 Coral Way	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 101 13
Floor 1

Fire extinguishers

9.7.4.1 Excerpt: Where required by the provisions of another section of...
Provide one 2A10BC for every 1,500SF ordinary hazard or 75 feet travel distance. Serviced and tagged annually
Failure to replace missing fire extinguisher in parking garage.
OK Violation cleared on 7/6/2016

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 offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3.
Failure to repair emergency lighting floor 3 N. E. Stairwell.
OK Violation cleared on 7/6/2016

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.

CITY'S
EXHIBIT 4

Company Representative:

No Signature
47217
10/7/2015 10:50:30 AM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
10/7/2015
Leonard Veight
47237
10/7/2015 10:50:30 AM
Signature valid only in mobile-eyes documents

Company Representative:

Leonard Veight
10/7/2015
David Liberman
47217
10/3/2015 1:03:56 PM
Signature valid only in mobile-eyes documents

Inspector:

David Liberman
7/6/2016
Leonard Veight
47237
7/6/2016 1:03:58 PM
Signature valid only in mobile-eyes documents

Leonard Veight
7/6/2016



The City of Coral Gables

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

February 23, 2017

Quinary Club Condominium Association, Inc.
525 Coral Way #203
Coral Gables, Florida 33134-4918

ADDRESS: 525 Coral Way
PROPERTY FOLIO #: 03-4108-060-0001

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

By these means, I am granting you ninety (90) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these ninety (90) calendar days.

If you have any questions I can be reached at 305-460-5242.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official

CITY'S *Composite*
EXHIBIT 5

Garcia, Belkys

From: Garcia, Belkys
Sent: Wednesday, February 15, 2017 2:22 PM
To: 'g c'
Cc: Iglesias, Peter; Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia; 'Madeleine Torres'
Subject: RE: 525 Coral Way Recertification - CRB

Hi Grace,

Thank you for submitting the Report. As I explained earlier, since there are deficiencies identified by both engineers the City Officials are unable to approve the Report. Please have your electrical contractor submit a completed Permit Application and Electrical Fee Sheet to our Department for review and permit issuance. Your contractor can contact the Electrical Official, Albert Reyes, at 305-460-5255 if they have any questions.

Due to the Report being submitted the Building Official will grant an administrative 90 days extension. The Case has already been scheduled for the March hearing but I will advise the Board members that an administrative extension has been granted. You do not need to be present at the hearing. However, please know I will still send the standard Notice of Hearing.

Let me know if you have any further questions on this matter.

Thank you,

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



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.

From: Garcia, Belkys
Sent: Wednesday, February 15, 2017 8:10 AM
To: 'Madeleine Torres'
Cc: Iglesias, Peter; Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia; 'g c'
Subject: RE: 525 Coral Way Recertification - CRB
Importance: High

Good morning,

The first recertification for the Subject structure was required in 2009 as the Year Built is 1969. Typically, if an extension is required the property owner requests that extension from the Building Official within the year of the requirement. Upon receipt of your email yesterday I asked the Building Official regarding this matter as the recertification was required 8 years ago. He advised me to schedule the case for the next Construction Regulation Board hearing in order for the property owners and/or a representative to request an extension from the Board members.

An official Notice of Hearing will be sent to the owner of the property and it will be posted on the building as well in the next couple of weeks. To advise you ahead of time the date of the hearing is Monday, March 13, 2017, 2:00 pm, 405 Biltmore Way, Commission Chambers. At this time, I am unable to determine how long the hearing will last as it differs per meeting.

There are no current fines on the property regarding building recertification. However, please be advised once I schedule a property to the Board an administrative fee of \$600 is incurred. That fee has been added as the property will be on the March Agenda and outside counsel has already been contacted to provide administrative search of liens, etc. The standard cost for the review of the Recertification Report is \$380.63 plus additional documentation and recording fees. For other types of violations not related to building recertification contact the Code Enforcement Division at 305-460-5226.

Please click link below for the requirements regarding Building Recertification as per Miami-Dade County. Note municipalities must follow these guidelines as well.

http://www.miamidade.gov/pa/property_recertification.asp

I've copied below the registered agent and directors for Quinary Club Condominium Association, Inc. as per Sunbiz.

Principal Address

525 CORAL WAY
CORAL GABLES, FL 33134

Changed 11/30/2016

Mailing Address

525 Coral Way
203
coral gables, FL 33134

Changed 11/30/2016

Registered Agent Name & Address

Caldas Grace
525 CORAL WAY
203
CORAL GABLES, FL 33134

Name Changed 11/30/2016

Address Changed 11/30/2016

Officer/Director Detail

Name & Address

Title TD

CALDAS, GRACE
525 CORAL WAY
CORAL GABLES, FL 33134

Title Officer

MICQUEEN, THERESA
525 CORAL WAY
CORAL GABLES, FL 33134

Title President

Calderon, Jose
525 CORAL WAY
CORAL GABLES, FL 33134

Thank you,

Belkys Garcia

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



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From: Madeleine Torres [<mailto:mtorres@choicepmg.com>]
Sent: Tuesday, February 14, 2017 5:25 PM
To: Garcia, Belkys
Cc: Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia; 'g c'
Subject: RE: 525 Coral Way Recertification - CRB
Importance: High

Good afternoon Ms. Garcia,

Is this the process that every community obtaining a 40 year recertification extension must undertake? Is the hearing necessary? Unfortunately, the board members are not able to take time off from work to attend the hearing. We are now in contact with the association attorney in order to obtain a quote on how much it will cost the association to have the attorney present at the hearing. Is there any way we can request the extension without the hearing?

If the hearing is a must, please provide a hearing date, time, and address so that I may forward that to the attorney. Also, please let me know how long do the hearings usually take?

I currently have a meeting scheduled with Mayor Cason set for February 22, 2017. I will discuss this issue with him in the hopes that we may get some help resolving this issue. In the meantime, can you please confirm again that the association has not incurred any fines or penalties for the 40 year recertification? Also, is there a page online where I can view if the city has charged the association any violations and the status of such violations? Kindly forward at your earliest convenience. Thank you

Regards,



**CHOICE PROPERTY
MANAGEMENT GROUP, INC.**

Madeleine Torres, LCAM
6175 NW 153rd St, Suite 403
Miami Lakes, FL 33014
O.305.362.9827 | F.305.362.9828
<http://www.choicepmg.com>

From: Garcia, Belkys [<mailto:bgarcia@coralgables.com>]
Sent: Tuesday, February 14, 2017 8:41 AM

To: 'Madeleine Torres'
Cc: Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia
Subject: RE: 525 Coral Way Recertification - CRB

Good morning Ms. Torres,

Please note being the structure is in Coral Gables it is this municipality that manages the recertification for the Subject address. An original Recertification Report is required and you may want to submit it as soon as possible.

Be advised I spoke to the Building Official regarding this matter and he asked for me to schedule this property to appear at the March hearing as you are requesting an extension. The recertification was required in 2009; therefore, administrative extensions are not being given at this time. The registered agent, an officer of the association and/or an attorney will need to attend in order to request the extension.

Let me know if you have any further questions.

Thank you,

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



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From: Madeleine Torres [<mailto:mtorres@choicepmg.com>]
Sent: Monday, February 13, 2017 4:06 PM
To: Garcia, Belkys
Subject: RE: [Spam] RE: 525 Coral Way Recertification
Importance: High

Good afternoon Belkys,

Quinary is already working on correcting the deficiencies observed during Allied Building's Inspection. However, we are in the process of obtaining the proposals from the vendors and it will take some time. Allied suggested that we send you (City of Coral Gables) the reports with the deficiencies now so that you can see that we are working on it and need more time.

While I wait for the reports to be mailed, I figured I would email you and ask you if you need the originals? Or can I simply email the report in to the City? Also, can you confirm that once the reports are submitted, we will be allowed more time to cure the deficiencies? And last but not least, can you confirm that the City will let the County know once

we have complied with the 40 year recertification process? I would hate to be caught off guard with a fine because they didn't get a report. I apologize for all the questions. I am used to working directly with the County for these recertification and this is the first time we have a City involved 😊

Any help you can offer is greatly appreciated.

Regards,



**CHOICE PROPERTY
MANAGEMENT GROUP, INC.**

Madeleine Torres, LCAM
6175 NW 153rd St, Suite 403
Miami Lakes, FL 33014
O.305.362.9827 | F.305.362.9828
<http://www.choicepmg.com>

From: Garcia, Belkys [<mailto:bgarcia@coralgables.com>]
Sent: Wednesday, January 04, 2017 2:50 PM
To: 'Madeleine Torres'
Cc: Lopez, Manuel; Goizueta, Virginia
Subject: [Spam] RE: 525 Coral Way Recertification

Unfortunately, we do not have the original letter sent in 2009, our apologies. The courtesy letters are typically sent to the property owners approximately in the month of April and to the mailing address provided by Miami-Dade County Property Appraiser's Office. Note the Appraiser's Office indicates the structure was built in 1969 so the first 40-year Recertification was required in 2009, then every ten years.

Thank you,

Belkys Garcia

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

**CORAL
GABLES**
THE CITY BEAUTIFUL

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From: Madeleine Torres [<mailto:mtorres@choicepmg.com>]
Sent: Wednesday, January 04, 2017 2:37 PM
To: Garcia, Belkys
Cc: Lopez, Manuel; Goizueta, Virginia
Subject: RE: 525 Coral Way Recertification

Hi Ms. Garcia,

Thank you for your prompt response. I will forward this to the Board of Directors today and get the ball rolling on this issue. Can you please tell me when the original letter was mailed and to what address and name? If you have a copy of the letter, please forward that as well.

Have a great day

Regards,



**CHOICE PROPERTY
MANAGEMENT GROUP, INC.**

Madeleine Torres, LCAM
6175 NW 153rd St, Suite 403
Miami Lakes, FL 33014
C.305.362.9827 | C.305.362.9828
<http://www.choicepmg.com>

From: Garcia, Belkys [<mailto:bgarcia@coralgables.com>]
Sent: Wednesday, January 04, 2017 2:29 PM
To: 'mtorres@choicepmg.com'
Cc: Lopez, Manuel; Goizueta, Virginia
Subject: 525 Coral Way Recertification

Hello Ms. Torres,

As per our telephone conversation, our records indicate the above Subject structure was not recertified in 2009 as required. Please note we are scheduling non-compliant properties to the Construction Regulation Board. I have provided a link below for the Miami-Dade County website indicating the requirements for recertification as they are the ones we follow.

Let me know if you have any questions.

http://www.miamidade.gov/pa/property_recertification.asp

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

Building Division

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5229



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DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

QUINARY CLUB CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 755267
FEI/EIN Number 59-2168766
Date Filed 11/19/1980
State FL
Status ACTIVE

Principal Address

525 CORAL WAY
CORAL GABLES, FL 33134

Changed: 11/30/2016

Mailing Address

525 Coral Way
203
coral gables, FL 33134

Changed: 11/30/2016

Registered Agent Name & Address

Caldas, Grace
525 CORAL WAY
203
CORAL GABLES, FL 33134

Name Changed: 11/30/2016

Address Changed: 11/30/2016

Officer/Director Detail

Name & Address

1108 11

CALDAS, GRACE
 525 CORAL WAY
 CORAL GABLES, FL 33134

Title Officer

MCQUEEN, THERESA
 525 CORAL WAY
 CORAL GABLES, FL 33134

Title President

Calderon, Jose
 525 CORAL WAY
 CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2015	04/28/2015
2016	04/23/2016
2016	11/30/2016

Document Images

11/30/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/23/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
01/26/2014 -- ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
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06/18/2009 -- ANNUAL REPORT	View image in PDF format
07/21/2008 -- ANNUAL REPORT	View image in PDF format
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OFFICE OF THE PROPERTY APPRAISER

Generated On: 2/14/2017

	Folio	Sub-Division	Owner	Address
1	03-4108-060-0010	QUINARY CLUB APTS CONDO	FATIMA RODRIGUEZ LE REM GEORGE R HARPER	525 CORAL WAY UNIT: 201 Coral Gables
2	03-4108-060-0020	QUINARY CLUB APTS CONDO	ADRIANA DOMINGUEZ TIO TRS	525 CORAL WAY UNIT: 301 Coral Gables
3	03-4108-060-0030	QUINARY CLUB APTS CONDO	JOSE G CALDERON CATHERINE M COOKE CALDERON	525 CORAL WAY UNIT: 401 Coral Gables
4	03-4108-060-0040	QUINARY CLUB APTS CONDO	MICHAEL C ENGLISH	525 CORAL WAY UNIT: 202 Coral Gables
5	03-4108-060-0050	QUINARY CLUB APTS CONDO	MERCEDES E HERNANDEZ	525 CORAL WAY UNIT: 302 Coral Gables
6	03-4108-060-0060	QUINARY CLUB APTS CONDO	RONALD RODRIGUEZ LISBET FERNANDEZ VINA	525 CORAL WAY UNIT: 402 Coral Gables
7	03-4108-060-0070	QUINARY CLUB APTS CONDO	GRACE M CALDAS & YOLANDA CALDAS & H SANTIAGO	525 CORAL WAY UNIT: 203 Coral Gables
8	03-4108-060-0080	QUINARY CLUB APTS CONDO	REBECA DEAN	525 CORAL WAY UNIT: 303 Coral Gables
9	03-4108-060-0090	QUINARY CLUB APTS CONDO	ALI KARBASI	525 CORAL WAY UNIT: 403 Coral Gables
10	03-4108-060-0100	QUINARY CLUB APTS CONDO	PIETRO DELLA PENNA & W VINCENZINA	525 CORAL WAY UNIT: 204 Coral Gables
11	03-4108-060-0110	QUINARY CLUB APTS CONDO	MARIA DEL C CHALUMEAU DE VERNEUIL	525 CORAL WAY UNIT: 304 Coral Gables
12	03-4108-060-0120	QUINARY CLUB APTS CONDO	THERESA MCQUEEN	525 CORAL WAY UNIT: 404 Coral Gables
13	03-4108-060-0130	QUINARY CLUB APTS CONDO	GREGORY A BYRNES	525 CORAL WAY UNIT: 205 Coral Gables
14	03-4108-060-0140	QUINARY CLUB APTS CONDO	ANGEL BARON NOELIA ROJAS	525 CORAL WAY UNIT: 305 Coral Gables
15	03-4108-060-0150	QUINARY CLUB APTS CONDO	HILDA MARTINEZ TRS ELENA MARIA CALMET TRUST	525 CORAL WAY UNIT: 405 Coral Gables