

## Ortiz, William

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**From:** Ramos, Claudio  
**Sent:** Thursday, February 14, 2019 8:07 PM  
**To:** Cabrera, Suramy; alp@alp-law.com  
**Cc:** Ortiz, William  
**Subject:** RE: 357 Almeria Ave - proposed agreed order  
**Attachments:** IMG\_7863.jpg; IMG\_7862.jpg; IMG\_7861.jpg; IMG\_7864.jpg; IMG\_7865.jpg

Suramy,

After reviewing copies of the RAS Engineers' reports, a prompt visit was made to evaluate the property.

Walls were properly stuccoed and painted, without signs of repairs done five years earlier. Visibly, no building code violations were found in the area of water leakage. See photo attachments.

During this visit, I am encountered Ms. Nelly Ochoa from the condo association. She showed me additional repairs being performed on the building exterior. This work was unrelated to my inspection, so I do not understand why it is mentioned in the string of e-mails.

The RAS reports are related to deluge testing, ending in August, 2013. They evaluate the water leakage source in the building. These reports detail testing procedures, findings, recommendations and conclude with repair specifications.

This summarizes the RAS Engineers' reports and my visit to said property.

Sincerely,

Claudio Ramos, R.A

Chief Building Inspector  
405 Biltmore Way, Mezzanine  
Coral Gables, Florida 33134  
Office: (305) 460-5232  
[cramos@coralgables.com](mailto:cramos@coralgables.com)

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**From:** Cabrera, Suramy  
**Sent:** Wednesday, February 13, 2019 3:31 PM  
**To:** alp@alp-law.com; Ramos, Claudio  
**Cc:** Ortiz, William  
**Subject:** Re: 357 Almeria Ave - proposed agreed order

Claudio, please provide history.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----  
From: [alp@alp-law.com](mailto:alp@alp-law.com)

Date: 2/13/19 12:33 PM (GMT-05:00)

To: "Ramos, Claudio" <[cramos@coralgables.com](mailto:cramos@coralgables.com)>, "Cabrera, Suramy" <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>

Cc: "Ortiz, William" <[wortiz@coralgables.com](mailto:wortiz@coralgables.com)>

Subject: Re: 357 Almeria Ave - proposed agreed order

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Claudio and Suramy:

Please see below and let me know what the City determined.

The owner's attorney and I just spoke and she is asking for follow up on the inspection. Also, she notified me that the contractor discovered issues with the tension cables and are hiring a subcontractor to address that.

Thanks!

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  
mobile (305) 333-0467  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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**From:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>

**Date:** Tuesday, January 15, 2019 at 12:39 PM

**To:** Claudio Ramos <[cramos@coralgables.com](mailto:cramos@coralgables.com)>

**Cc:** Suramy Cabrera <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>, William Ortiz <[wortiz@coralgables.com](mailto:wortiz@coralgables.com)>

**Subject:** FW: 357 Almeria Ave - proposed agreed order

Dear Claudio:

This is to follow up on the detailed voicemail I left you. Please call me to discuss the results of your inspection, so that I can respond to the Association's attorney's email below.

Thanks!

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  
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**From:** "Chere L. Trigg" <[lctrigg@srhl-law.com](mailto:lctrigg@srhl-law.com)>  
**Date:** Tuesday, January 15, 2019 at 9:55 AM  
**To:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Cc:** "[manager@gablesparktower.com](mailto:manager@gablesparktower.com)" <[manager@gablesparktower.com](mailto:manager@gablesparktower.com)>, "Anthony Perea ([aperea@hotmail.com](mailto:aperea@hotmail.com))" <[aperea@hotmail.com](mailto:aperea@hotmail.com)>  
**Subject:** FW: 357 Almeria Ave - proposed agreed order

Good Morning. Our client has informed us that a code enforcement officer, Mr. Ramos, inspected the property this morning. However, this inspection was not coordinated with us as requested and we did not have any notice that same was being conducted this morning. As a result, the Association's engineer was not on site and did not have an opportunity to discuss this matter or the scope of the work with the inspector. It was my understanding that the inspection would take place at a time where all parties and their agents would be available. Please kindly contact me to discuss.

Sincerely,

**L. Chere Trigg, Esquire**  
Siegfried, Rivera, Hyman, Lerner, De La Torre, Mars & Sobel, P.A.  
201 Alhambra Circle  
Eleventh Floor  
Coral Gables, FL 33134  
Tel: 305-442-3334 x.433 • Fax: 305-443-3292  
[www.srhl-law.com](http://www.srhl-law.com) • [lctrigg@srhl-law.com](mailto:lctrigg@srhl-law.com)

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**From:** [manager@gablesparktower.com](mailto:manager@gablesparktower.com) [<mailto:manager@gablesparktower.com>]  
**Sent:** Tuesday, January 15, 2019 9:48 AM  
**To:** Chere Trigg; 'Anthony Perea'  
**Subject:** RE: 357 Almeria Ave - proposed agreed order

Chere,

Inspector Claudio Ramos with the City of Coral Gables has just left the building. Inspector Ramos stated that his presence in the building was related to unit 505 and the complaints. Inspector Ramos also stated that to him the issue should be between the owner and the association being a maintenance issue. Mr. Ramos had in his hand RAS Engineer report of 2003. The report also has pictures of unit 505 and repairs being performed at the time. Inspector Ramos saw the repairs being performed at present and was explained of the combined project have taken on. Mr. Ramos stated that it was clear that the swing will be moved to cover line 5 once the contractor finishes with the present drop. Mr. Ramos was showed the hair lines and damaged stucco marked by the Engineer to be repaired. He stated that he was going to report back to his Director. YR Caulking was also present at the meeting with the Inspector and certified of the findings which are original installations. The Falcon Engineer is not in the building this morning.

Thank you.

**Nelly Ochoa, LCAM**  
**Almeria Park Condo Association**  
**357 Almeria Ave, Suite 100**  
**Coral Gables, FL 33134**  
**P: 305-444-6023 F: 305-444-6012**