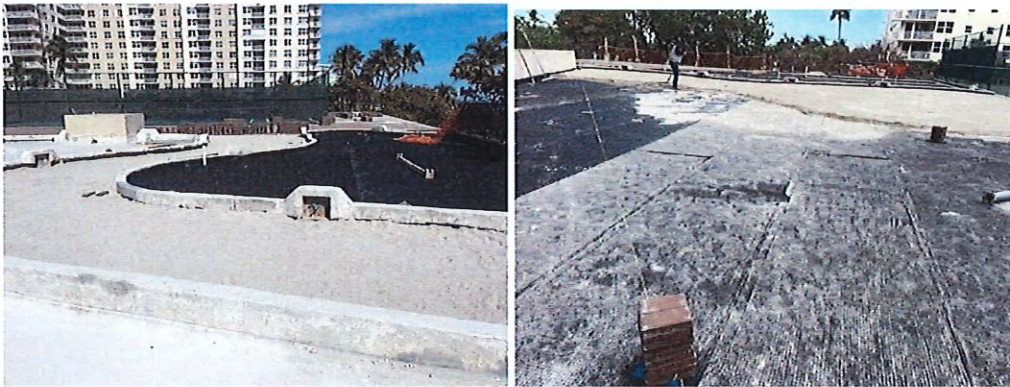


Weekly report February 2nd, 2024

Concrete Restoration:

A tennis deck:

Blue coast continues the work on the pavers on the tennis deck.



A Garage:

Blue Coast is working in the south A lower parking. There are too many small areas to repair. After I walked the area with Carlin, I made the decision to fix the small areas without a dust plastic wall. I am aware that this decision will keep the cars with a layer of dust for a few weeks, but we can do all the work a lot faster, less expensive and without the need to relocate cars for long periods of time.

It is important to consider that we don't have extra parking, all 3 buildings have a lot of owners here this time of the year and between the work in the columns, Restore, Good air and other contractors there are a lot of guest parking blocked or used, there are not too many available parking to relocate 20 – 40 cars and do a plastic wall.

We are only moving the cars close to the area we are going to work in for 2 – 5 days and we are not closing big areas.

The only issue is the dust, I want to take the opportunity to remind the owners that both car wash are open and working and unfortunately the dust is a consequence of the work in the concrete restoration. If the dust is a big problem, we can go back to the plastic wall and start relocating cars.

C pool fence:

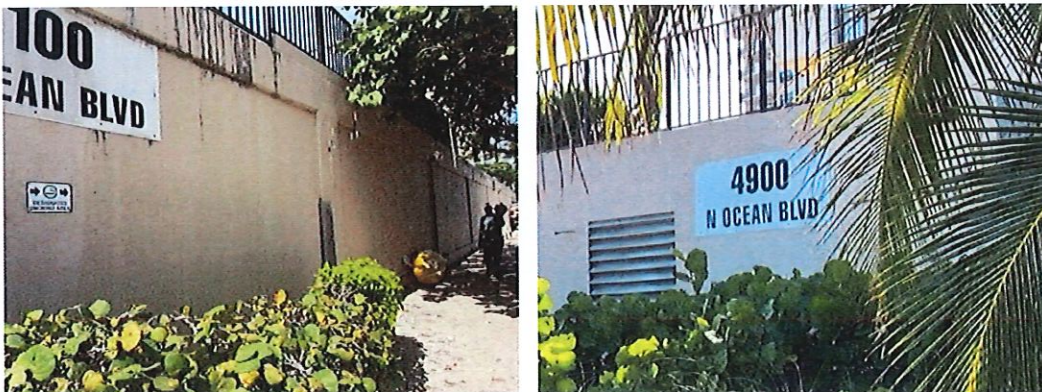
As you know the fence is almost done, we were waiting for ACG engineering (our engineer on records) to send us the drawings of the installation in the planters and on the pavers. We received part of the information yesterday and Blue Coast is working diligently on the footing of the fence.



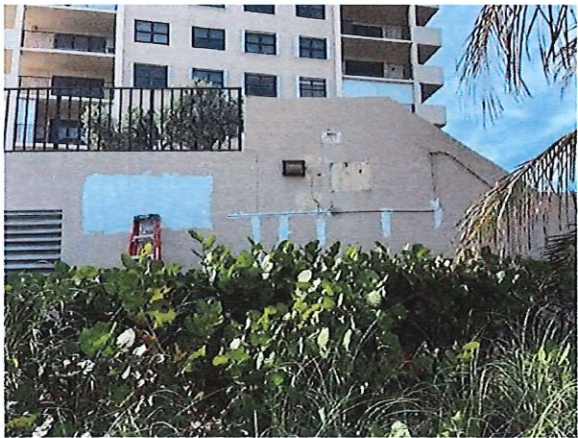
On Saturday the footing is going to be pour
On Monday will be waterproof and the fence will be installed in the planter area by Tuesday.
If we have the information about the fence installation in the paver's area, it will be done between Tuesday and Wednesday.

Building sign facing the Beach:

Our maintenance team removed the old sign in A and C buildings.



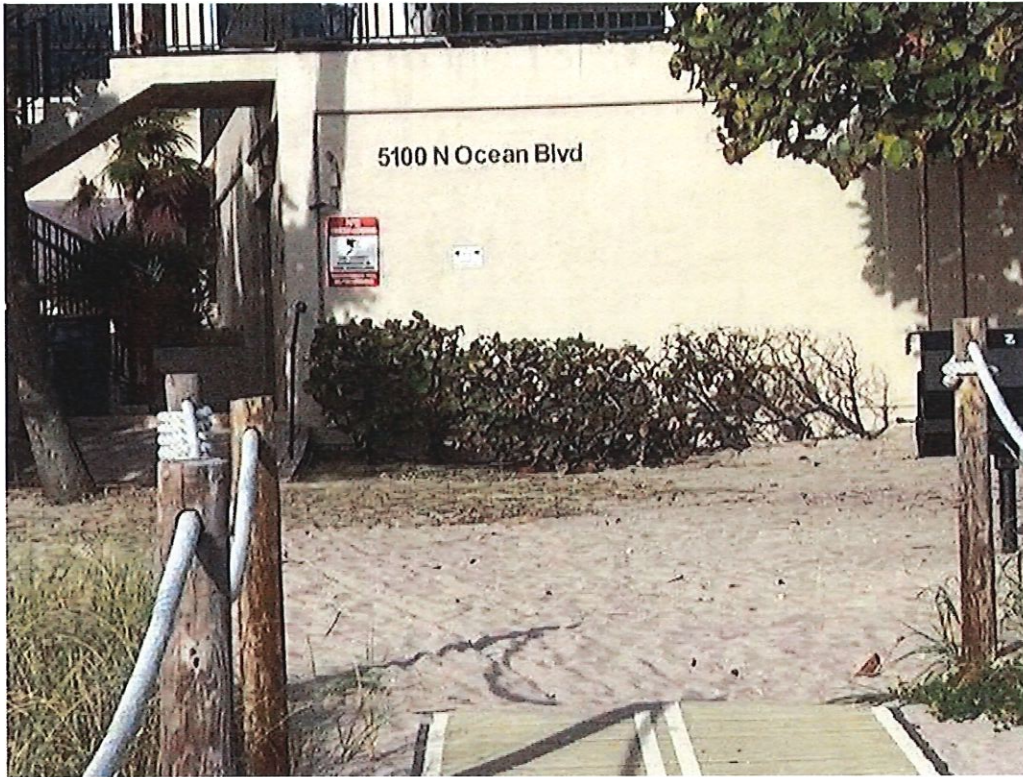
They painted the entire wall in both buildings.



And install the new sign,



The final product:



Weekly report February 9th, 2024

Concrete Restoration:

A tennis deck:

Blue coast continues the work on the pavers on the tennis deck. The plan is to open the access from the southeast stairs to the tennis courts as soon as we install the new fence Mid-February.



Concrete Restoration:

Blue Coast continues with the concrete restoration in different areas of the Parking and deck.



This damaged column was found close to the collector tank by A pool.

It has a previous repair, but it was not properly done. We are waiting for our engineer on records ACG to let us know the proper way to repair it.

Every time we found a problem we cleaned and protected the rebar, replaced the concrete, waterproof the area and installed the pavers back.



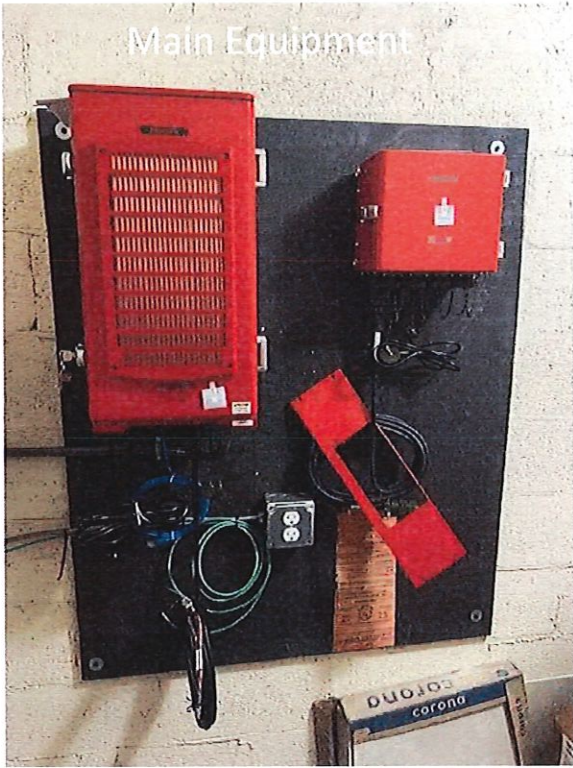
The B-C pool fence is going to be installed in the pavers area and in the planters starting Monday February 12th. We received the information from the engineering company this week and the fence company is getting the materials we need for the installation.

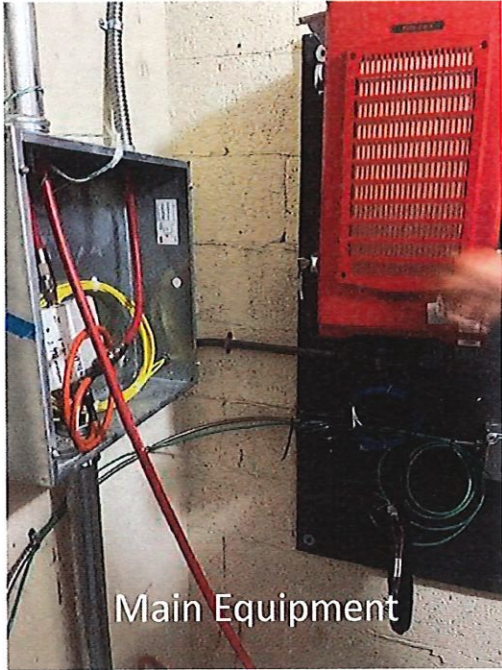
BDA (Bi-Directional Amplifier) Installation (ELSS)

The BDA system is installed as part of the ELSS. The Antenna is in B building roof. The equipment is installed on two different floors inside the building.

The next step is to coordinate with the elevator companies in A and C buildings to install an antenna inside the elevator shaft.

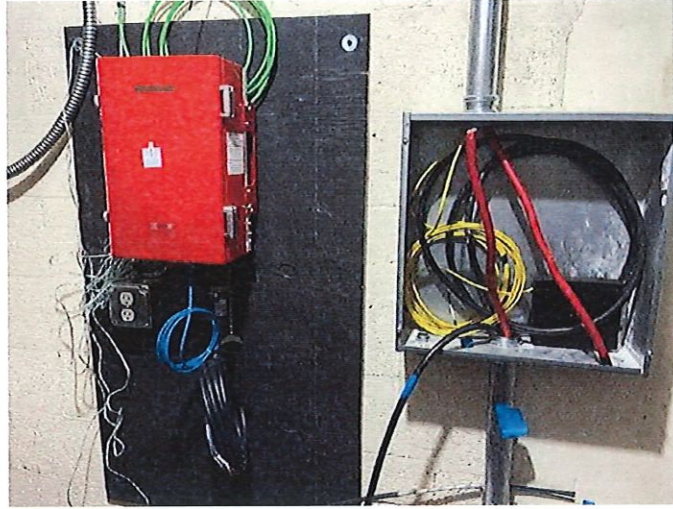
The company, Nautilus, is in contact with the elevator company and trying to get the access, once this is done, the system can be connected and tested and we will be able to close the permit and have the system running in all 3 buildings and parking.





Main Equipment

Secondary Equipment



There are more than 20 antennas in the parking lot, this is one of them.



WEEKLY ACTIVITY REPORT

SEA RANCH CLUB ASSOCIATION

Contributors:

Laura Conejos: Association Manager

Cindy Salem: Administrative Assistant

Ground Manager: Jonathan Kulhman



Week Ending: February 23rd, 2024

**SeaRanch
CLUB**

CONDOMINIUM ASSOCIATION, INC.

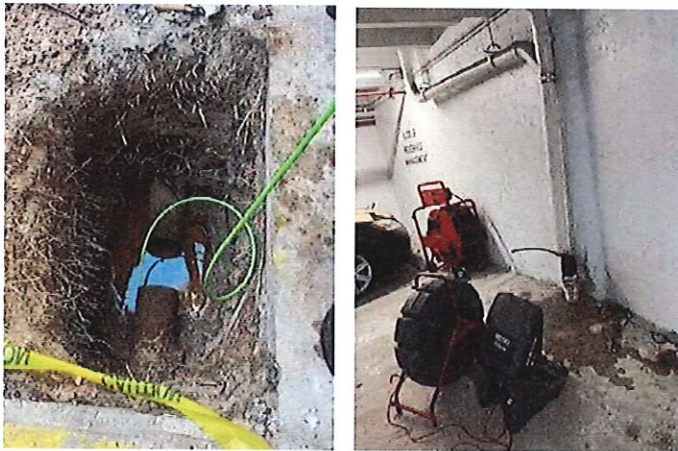
Condominium A — 5100 North Ocean Boulevard — (954) 781-8711
Condominium B — 5000 North Ocean Boulevard — (954) 785-5860
Condominium C — 4900 North Ocean Boulevard — (954) 785-9504
Lauderdale-By-The-Sea, Florida 33308

Administrative Items:

- Worked with New style fence and Blue Coast to get the fence approval by the City
- Worked with the parking sticker system provider to fix different gates.
- Programmed a few stickers for the parking garage.
- Worked with Spado pool construction in the building permit for A pool
- Worked with Roofing at its best to get the permit for the cabana's roof.

Maintenance Items:

- PRS was lining 5 pipes in the parking between B and C



- Comet fence is replacing the damaged post in C tennis court
- Blue coast is waterproofing the area around the tennis fence post to prevent future leaks



- Blue coat is waterproofing the area around the pool fence post to prevent future leaks and removing the old fence



- Worked in the repair of the asphalt potholes in the driveway around the 3 buildings.
- Replaced a few stormwater pipes in the parking lot.



**SeaRanch
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- Replaced lamps in Management office.
- Worked done in the new planters in A tennis deck

Management Meetings:

- Met with Elie (Blue Coast) and Jeff Dale
- Attended Board meeting on Wednesday
- Met with Servitech (Parking fan)
- Met with Good air (Parking fan)
- Met with QualityAC (parking fan)
- Met with different board member during the week
- Met with Sticker company technician.

Upcoming Tasks:

- Continue working on the C tennis new fencing and joist repairs
- Work with ACG and Blue Coast to get the approved permit for the pool fence.
- Work with New style fencing in the installation of the new handrail in the "A" tennis deck and the installation of the plates in the fence on top of the wall.
- Work with Van Kirk pool in the account and delivery of A and B pool materials.
- Check all the expansions joint in the complex