

July 17, 2023

Ms. Arvilla Brito
Bay Tree Club Association, Inc
8625 Midnight Pass Road
Sarasota, FL 34242

Via Email: baytreeclubsiestakey@gmail.com

RE: Bay Tree Club Association, Inc – SUMMARY OF INSPECTION
8625 Midnight Pass Road
Sarasota, FL 34242
KE File # 23RS-0287
Milestone Inspection Report

Dear Ms. Brito:

Karins Engineering Group, Inc. (KEG) agreed to render professional engineering services in connection with a Milestone Inspection at **Bay Tree Club Association, Inc. 8625, 8630, and 8635 Midnight Pass Road Sarasota, FL 34242** (hereinafter called the “Project” and the “Client”) on March 13th 2023. Per the signed agreement dated March 24th 2023, KEG made a site visit to the three buildings at Bay Tree Club in July of 2023 to complete a limited condition observation and evaluation of the building conditions and construction, as it relates to the building envelope and related structural components that are readily accessible per Florida Statute 553.899, **Milestone Inspection**.

Bay Tree Club - was built circa 1970.
Bay Tree Club - is within 3 miles of the coast.
Bay Tree Club - is 53 years old.

The subject buildings (Bldgs. A, B, and C) consist of 5 levels and contain approximately 120 living units. The primary structural system consists of driven concrete piles with pile cap foundations, reinforced concrete shear walls, reinforced concrete columns and beams, reinforced concrete elevated slabs, and CMU infill.

SUMMARY OF INSPECTION:

The Bay Tree Club buildings do not appear to have substantial structural deterioration. This report meets the requirements of a Phase 1 inspection. An inspection every 10 years after this initial Phase 1 inspection will be required by Bay Tree Club to remain in compliance with Florida Statute 553.899.

- Building A – 8630 Midnight Pass Road - A (5) five-story residential building
 - Phase 1 Milestone **PASS**
- Building B – 8625 Midnight Pass Road – A (5) five-story residential building
 - Phase 1 Milestone **PASS**
- Building C – 8635 Midnight Pass Road – A (5) five-story residential building
 - Phase 1 Milestone **PASS**

We trust this information is helpful. Should questions arise, please do not hesitate to call.

Sincerely,
Karins Engineering

David G Karins, PE
FL PE #52677, SI #1175

THIS ITEM HAS BEEN DIGITALLY SIGNED
& SEALED BY DAVID G. KARINS, PE ON
THE DATE ADJACENT TO THE SEAL

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