

# **ULTIMAR II 1540 GULF BLVD.**

## **ITEMS IN NEED OF REPAIR**

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**WALKTHROUGH #1 DATE: JULY 6<sup>TH</sup>, 2022**

**WALKTHROUGH #2 DATE: NOVEMBER 19<sup>TH</sup> 2022**

**WALKTHROUGH #3 DATE MAY 22<sup>ND</sup>, 2023**

**WALKTHROUGH #4 DATE NOVEMBER 2<sup>ND</sup> 2023**

**TIME: 7:00 PM.**

**ATTENDEES: KAREN LENNARD, & WALDO FERNANDEZ**

**REPORT DATE: NOVEMBER 2<sup>ND</sup>, 2023**

**Report Summary Page: by Karen Lennard 11/2/23**

The following Exhibits have been addressed and repaired:

**Exhibits B, C, D, E, G, H , K , L , M, N**

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**THERE ARE STILL A FEW TROUBLE AREAS THAT NEED TO BE ADDRESSED:**

EXHIBIT A- STILL SHOWING SIGNS OF LEAKAGE NEEDS REPAIR

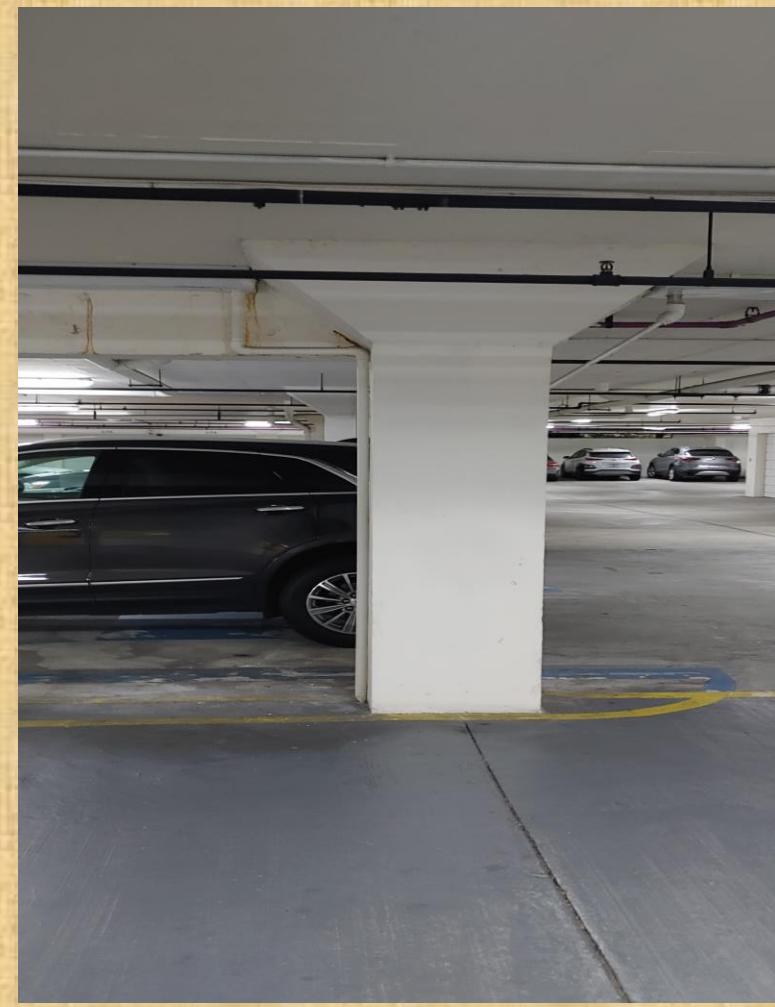
EXHIBIT F- STUCCO IS MISSING WITH EXPOSED REBAR NEEDS REPAIR

EXHIBIT J- SHOWING SIGNS OF MOISTURE NEEDS REPAIR

EXHIBIT O- THERE IS EVIDENCE OF LEAKS IN THE CEILING NEEDS REPAIR

# EXHIBIT 'A' – PARKING GARAGE UPON EXITING LOWER LOBBY COLUMN RECENTLY REPAIRED BUT IS STILL LEAKING FROM ABOVE.

- 11/2/23 Picture



Date Reported: 7/6/22

Date reviewed: 11/2/22 & 5/22/23 & 11/2/23

Repair Status: Repaired but, still showing signs  
of Leak **Needs Additional Work**

# EXHIBIT 'A' – UPDATED PICTURE 11/2/23.

Updated Picture: 11/2/23



Date Reported: 7/6/22

Date reviewed: 11/2/22 & 5/22/23 & 11/2/23

Repair Status: Still showing signs of Leak

Needs Additional Work

Exhibit 'B' – PARKING Garage. Upon exiting the lower lobby Ultimar II Next to Garage G62 Signs of leakage/water stains if corrected should be painted.



Date Reported: 7/6/22

Date reviewed: 11/2/22

Repair Status: **Closed Fixed**

## EXHIBIT 'C' – NEXT TO SCOOTER PARKING POSSIBLE LEAK MISSING STUCCO



Date Reported: 7/6/22

Date reviewed: 11/2/22

Repair Status: **Fixed -Closed**

# EXHIBIT 'D' – MISSING CONCRETE BOTTOM OF COLUMN.



Date Reported: 7/6/22

Date reviewed: 11/2/22 & 5/22/23,  
**11/2/23**

Repair Status **Completed**  
**Concrete Repaired – and**  
**Painted:**

## Exhibit 'E' – Water Leak Over Car by Bike Rack



Date Reported: 7/6/22

Date reviewed: 11/2/22 & 5/22/23

**11/2/23**

Repair Status: **Completed**  
**New Gutter Installed**

## Exhibit 'F' – Stucco missing next to bike rack

**\*\*\*Reported over 1 year ago  
on 7/6/22 still pending  
repair\*\*\***

Date Reported: 7/6/22  
Date reviewed: 11/2/22 & 5/22/23  
**11/2/23**  
Repair Status: **Not Yet Fixed**



# Exhibit 'G' – Entrance of Building II Garage - Recently Repaired Stucco is cracking.



Date Reported: 7/6/22

Date reviewed: 11/2/22 & 5/22/23  
& 11/2/23

Repair Status: **Closed**

Painted and repaired:

## Exhibit 'H' – Loading Dock Left Corner Missing Stucco



Date Reported: 7/6/22  
Date reviewed: 11/2/22  
Repair Status: **Closed**  
**Repaired**

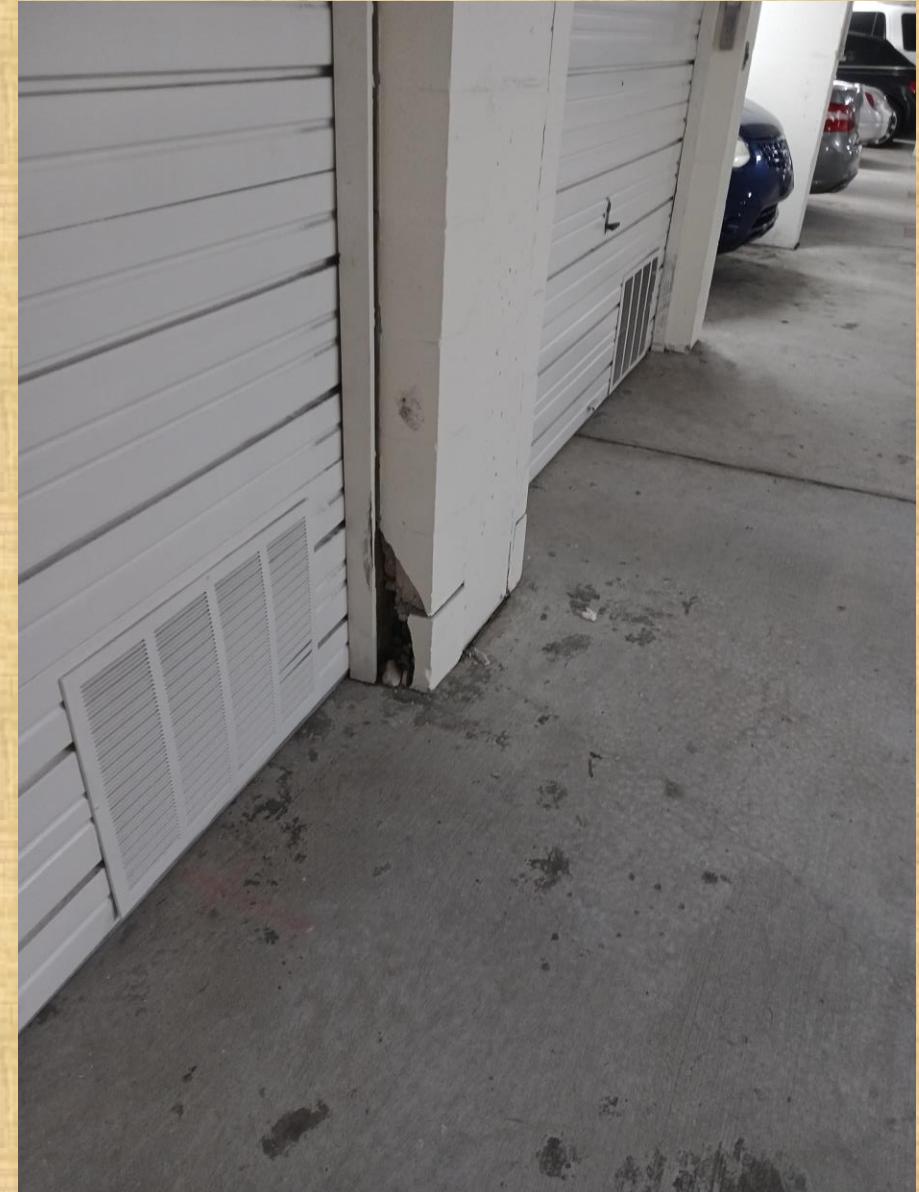
## Exhibit 'J' – Wall Parking B50-B53 showing signs of moisture and peeling paint should be painted.

**\*\*\*Reported almost  
One year ago on  
11/19/22 still pending  
repairs\*\*\***

Date Reported: 11/19/22  
Date reviewed: 5/22/23 &  
**11/2/23**  
Repair Status: **Not Yet Fixed**



# Exhibit 'K' – Garage 54 Column missing concrete.



Date Reported: 11/19/22

Date reviewed: 5/22/23

Repair Status: **Closed**

Concrete Fixed

Painting completed

## Exhibit 'L' – Lap Pool room walls showing signs of moisture needs paint.



Date Reported: 11/19/22

Date reviewed: 5/22/23 &  
**11/2/23**

Repair Status: **Closed**  
**Completed**

# Exhibit 'M' – Parking spot 10 down from lap pool room stains from water leaks .



Date Reported: 11/19/22

Date reviewed: 5/22/23

Repair Status: **Closed Fixed**

**Gutter was removed and painted**

Exhibit 'N' – 72 hour parking next to G37 wall needs paint recaulking in column, and rusted grill.



Date Reported: 11/19/22  
Date reviewed: 5/22/23 &  
**11/2/23**  
Repair Status: **Closed  
Completed**

Exhibit 'O' – 72 hour parking next to walkway to Mickey Pool – Needs painting and caulk and there is evidence of previous leaks in ceiling needs paint.

**\*\*\*Reported  
almost over 1 year  
ago on 11/19/22  
still pending  
repairs\*\*\***

Date Reported: 11/19/22  
Date reviewed: 5/22/23 &  
**11/2/23**  
Repair Status: **Not Yet Fixed**

