



J. BELLIVEAU & ASSOCIATES, INC.

March 27, 2006

Kendall Breeze Homeowners Association, Inc.
[REDACTED]

Attn: Ms. Lourdes Ors, Treasurer, Board of Directors
[REDACTED]

Re: Developer Turnover Evaluation Status
Kendall Breeze Development
[REDACTED]

Dear Ms. Ors and Board of Directors,

At your request, a preliminary summary of the issues that require attention per our inspections are included below for your reference. Please review this list and call should there be any questions or need for review or revisions. Our inspections have been completed and the preliminary report will be prepared and provided as available. A full report with further evaluation and details regarding all areas included in the scope of work for this project will be provided in report format per contract. The following issues have been identified and some require further evaluation, as follows:

1. Site storm water drainage – there are many areas behind and between the buildings that have the sod installed over what appears to be a lime rock base that does not percolate the water. This condition with irrigation and rain will not drain and remains wet and mucky in the sod at all times of the year. These areas may require sloping to provide surface water runoff or percolation to be provided. Some areas may be corrected by adjusting the irrigation watering for less water. Other areas by roadways will require curbing to prevent vehicle damages.
2. Cracked and damaged concrete sidewalk sections that need to be replaced.

3. Cracked and damaged concrete driveway apron sections that need to be replaced.
4. Paver settlement at driveways in the areas of drain cleanouts due to poor compaction and subsequent drainage of water and subsidence around these penetrations.
5. Poor utility box installations that require straightening and made to have a better appearance.
6. Site signage is leaning and broken in areas and requires repairs or replacement of missing elements to current DOT requirements.
7. Common area lighting fixtures are poor quality and most have a significant deterioration and are not operational.
8. Swimming pool issues; pump motor failures, enclosures damaged and not operational or secured from access, leaks at valves and equipment, damaged or missing electrical bonding of equipment, chemical feeders not operational, lights in pools not operational, poor finishes at rail escutcheons, grout missing at pool gutters and copings, safety caps missing in pool vacuum lines, rust stains in diamond bright surfaces, gutter drain covers broken, main drain cover broken, low grade area with possible flooding at Phase II pool equipment area and subsequent flooding into equipment and failures.
9. Fountain issues; enclosures too low in grade and allows ground water runoff into structures and inadequate ventilation with frequent equipment failures, enclosures not secured, lighting system in fountains mostly corroded and not operational.
10. Irrigation issues; system has areas with valves not located or needed to be removed by maintenance contractor since not allowing proper controls functioning. This has required some zones get water during the entire cycling of zones and requires repair. There are some areas with inadequate coverage, some of which may be heads covered with sod and broken lines and all needs careful review and repair. Some deteriorated landscaping has resulted due to these conditions.
11. Clubhouse issues; shutters not possible to install in upper windows with building configuration and awnings, possible improper glass in upper windows, low water pressure at exterior hose bibs, low ponding water conditions at entrance with roof gutters draining to these areas and need swale away for drainage, water intrusion at some windows with interior damages, fencing damages, improper installation of steel grating on aluminum pool fencing and significant deterioration, poor placement and poor appearance of electrical service and transformer at phase I clubhouse entrance east side, all canvas awnings missing, door installed at return air to Phase II clubhouse system needs louvered or removed.

12. Exterior perimeter wall had a poor overall appearance and paint and was restored by Association. There is a significant cracking at connections to columns that require repair. Cap grouting and sealing issues allow water into wall and leaks out stucco siding with stains and poor appearance. Paint at entrance monument area walls and caps poor with cracks and leaks.
13. Fencing has some sections damaged by storm that appear due to a poor installation by Developer, specifically at access sections added at end of project. Improper connection at south center to concrete wall and inadequate space provided at bottom of fence to grade. Fasteners at east side green metal fencing at base.
14. Light poles leaning and poor appearance.
15. Asphalt surfaces at side parking areas in poor condition and require milling and resurfacing.
16. Landscaping issue with planting lost due to poor irrigation coverage.

We are not complete and there may be more issues that arise but this is what we have to date. Feel free to call with any questions.

Sincerely,

James A. Belliveau, P.E.
Florida Registration #53324