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HOMEOWNERS ASSOCIATION

Dear Montego Villagers:

The CCHOA Board wants to emphasize that it will be the Montego owners who decide whether the parking structure is demolished and NOT the Board of Directors. The purpose of this letter is to clear the air on issues raised by a concerned owner.

The CCHOA wants the owners to make an informed decision not one based upon speculation, conjecture and misinformation. The following short question and answer session is provided along with current photos of the structure to clarify any confusion and hopefully answer any questions. Additionally, a collection of documents and reports has been made available to the public on the CCHOA website at www.cchoa.org under the Document Center, Choose a Category, Montego Parking Garage Structure Update.

Question 1: Was the damage to the parking structure caused by the waterproofing contractor and subsequent post-tensioned cable repair contractor?

Answer: No.

Damage to the 41-year old structure was evident during the Reserve Study conducted by engineers and HOA Staff in late 2019/early 2020. The extent of the damage was revealed when the tennis court coating was removed in October 2020. Post-tensioned cables and rebar (buried in concrete) were found to be disintegrated or severely corroded and a network of cracks above each support column was revealed. A specialized contractor attempted to repair the cables and was pulled off the job as it was deemed unsafe and unrepairable.

Question 2: Was the retrofit solution for the garage presented at the Village townhall meeting in August 2021 endorsed by a structural engineer?

Answer: No.

A structural engineer was not hired to review and validate the retrofit repair plan prior to its presentation at the Village townhall meeting in August 2021. It was later reviewed by the structural engineer recommended to the HOA by a group of Montego owners, Mehdi Rashti from SMR Engineering, during the retrofit evaluation phase and rejected. A properly sized I-beam framework under the slab would not leave enough overhead room in the garage for vehicles.

Question 3: Is the HOA using the "independent" structural engineer recommended to the HOA by a group of Montego owners?

Answer: Yes.

The HOA has used multiple structural engineers to evaluate the parking garage structure including Mr. Rashti, the structural engineer recommended by a group of Montego owners. The structural engineers and contractor involved with evaluating the structure and potential retrofit options are listed below.

- Rhett Savoie from Dunn Savoie (DSI). Original engineer hired to perform inspection per Reserve Study and perform follow-on inspection in July 2021
- Carl Josephson from Josephson, Werdowatz & Associates (JWA). Hired to conduct a peer review, second opinion, regarding Mr. Savoie's opinion on the state of the structure and interpretation of the results of strength and salinity testing
- Mehdi Rashti from SMR Engineering. He is the independent structural engineer recommended by a group of owners to the HOA. Both he and Carl Josephson recommended the addition of temporary shoring after inspecting the structure as part of the retrofit evaluation. They also formally advised that the structure should be vacated within 30 days or temporary shoring installed
- Don Libby from Martin & Libby. Third structural engineer contacted to provide a proposal for retrofit repair solution

- Bob Graham from Rockland Builders Services. Contractor with extensive experience with concrete parking structures and shoring. He was hired by the HOA to coordinate the development and installation of a temporary shoring plan. He is also providing a design-to-build proposal for a replacement parking structure

Question 4: How will the Village owners pay for the demolition of the parking garage structure and establishment of a parking lot?

Answer: Village Reserve Funds

Montego Village Reserve Fund balance was \$438,000 at the end December 2021. If the Village votes to demolish the parking garage structure, the cost of the demolition and establishing a parking lot would be paid mostly, if not entirely, from the Village Reserves.

The attached photos were taken on January 24, 2022 along with a drone photo taken last weekend, Photo 004. The drone photo shows the deflection (sagging) between the exiting support column rows as nine puddles of water.

Photo 001: Damaged and Disintegrated Rebar and Cables Centerline of Slab

Photo 001A: Closeup of Damaged and Disintegrated Rebar and Cables Centerline of Slab

Photo 002: Post-Tensioned Cables Popping Out of Slab (2nd cable popped out sometime in December/early January and broke the temporary cover)

Photo 003: Radial Cracking Pattern over Support Columns

Photo 004: Overhead View of Parking Structure Ponding due to Deflection (Sagging) Between Rows of Support Columns

Photo 005: Garage Overhead Centerline (Efflorescence and moisture coming out of the slab)

Photo 006: Garage Overhead Southeast Corner – (spalling concrete, corroded rebar and, damaged cables)

Sincerely,

HOA Management

2022 0124 Photo 001 Disintegrated Cables Center Line



2022 0124 Photo 001A Closeup Disintegrated Cables Center Line



2022 0124 Photo 002 Cables Popping Up



2022 0124 Photo 003 Support Column Radial Cracking



2022 0124 Photo 004 Overhead View of Deflection



2022 0124 Photo 005 Garage Overhead Centerline



2022 0124 Photo 006 Garage Overhead SE Corner

