



January 17, 2022

Mr. Henry Angelino, General Manager
Coronado Cays Homeowners Association
505 Grand Caribe Causeway
Coronado, CA 92118

Subject: Follow up letter to job site visit attended by:
Yourself, Jon Epstein, David Calvani, Dennis Thompson, Carl Josephson, S.E.

Ref: Montego Village Parking Garage Structural Damage Condition

Dear Mr. Angelino,

This letter is a follow up letter to our site visit this past Thursday, January 13th in order to address the status of the one-story, post-tensioned parking garage at Montego Village of the Coronado Cays Complex.

As you know, I have personally attended a job walk visit to the parking garage three times over the past two to three months and have observed the condition of the parking garage to deteriorate further. In consultation with Mr. Carl Josephson, S.E. with Josephson-Werdowatz & Associates, Consulting Structural Engineers, we both recommend that the parking garage be either shored or access to the garage be prohibited until such time a decision is reached to address the distress and the deterioration observed at the parking garage concrete deck.

We recommend the parking garage be vacated or shored within 30 days to avoid a sudden failure. An *imminent* danger is unlikely in the next 30 days, but this time period should be used efficiently to give the residents time to move their personal belongings from the parking garage and secure the parking garage as off-limits.

Please let me know if you need further clarifications.

Warm Regards,



Mehdi Rashti, S.E.
President
SMR Structural Engineers, Inc.

Cc: David Calvani, Building Official, City of Coronado
Carl Josephson, S.E., Josephson Werdowatz & Associates, Consulting Structural Engineers

