



October 24, 2023

MARINA BAY CLUB OF NAPLES CONDOMINIUM ASSOCIATION, INC.

Attn: Ms. Ashley Cleary
C/o Sandcastle Community Management
9150 Galleria Court, Ste 201
Naples, Florida 34109
Office: 617.590.6362
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Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I SUMMARY
Marina Bay Club
13105 Vanderbilt Drive
Naples, Collier County, Florida 34110
SOCOTEC Project Number VS230982

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Milestone Inspection -Phase I summary letter completed for the subject building. Marina Bay Club is a 11-story high-rise structure that is located along the west side of Vanderbilt Drive in Naples, Collier County, Florida. The building contains 82-individual residential units and was developed circa 1992.

Material Findings

Following the completion of our phase I milestone inspection for the subject property, we **did not** observe any conditions that we considered **substantial structural deterioration** that will need to have a Phase II of the milestone inspection completed. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repairs

During our phase I inspection we observed the following building components that should be considered for repair/replacement within the near future. Please note that these items are not considered substantial structural deterioration:

- Signs of failure in the waterproofing of the pool deck & limited use balconies

- indicate the systems are beyond their useful life and require replacement.
- Various blisters and horizontal cracks on the west face of the building should be addressed during the next paint cycle.
 - Roof damage around drains due to poor drainage.

We appreciate working with you as your engineering consultant. We recommend that you read this report thoroughly and contact us with any questions.

Sincerely,
SOCOTEC CONSULTING, INC.



Noah C. Marker

Noah C. Marker, E.I.
Staff Engineer

Felix M. Anton, P.E., S.I.
Senior Engineer
Florida Registration No. 77755

Note: Please review our full Milestone Inspection Phase I Report which includes the details of our inspection and the known specifics regarding the design and construction of the subject building.

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