



## Instagram Posting

Dear Owners and Residents:

We were saddened to learn this morning that someone chose to anonymously post a video on Instagram of the expansion joint in the lower garage near Tower A. They noted it was The Towers of Key Biscayne (TKB) and claimed it was a "red flag", but chose to post it on social media rather than ask our Management whether it was in fact a risk.

As we wrote you on Friday and yesterday, the Towers has had multiple architects and structural engineers assess the garage in 2011, 2016 and 2019. Each of those reports provided us confidence from their conclusions, with the 2011 and 2016 reports stating "that the towers are Structurally safe for specified use and continued occupancy," and the 2019 report stating "based on the assessment that slab was determined to be in good condition". These assessments include the usage of "ground penetrating radar and Impact Echo Acoustic methodologies" by recognized engineering firms such as Geoview Inc and EAC Consulting Inc. TKB has used these types of assessments and reports to drive numerous concrete restoration and preventative restoration projects throughout the years.

Jeffrey Zephir is the licensed architect who conducted the Association's 40 year certification inspection and, as we wrote you, was scheduled to be at our building this morning as part of the 50 year certification preparation activities already in progress and due in over a year. Mr. Zephir's background includes working for a major nationwide engineering firm specializing in parking garages, and he has shared with us many projects in which he has held the responsibility for being the onsite rep for the owner, architect and engineer as the 'eyes and ears' inspecting every aspect of the work. Mr. Zephir viewed the section of the garage referenced in the video, as well as the buildings' architectural drawings, and confirmed that the area of concern shown in the video is of an originally designed expansion joint in the garage slab. Mr. Zephir has **confirmed** that it does not present a risk and is not a crack in the concrete as implied in the Instagram post. Mr. Zephir also explained that expansion joints are designed to allow the building to expand and contract without breaking.

Mr. Zephir has confirmed that the expansion joint shown in the video is not a "red flag".

We also hosted visits this afternoon by the Village Manager, Fire Inspector and Building Inspector who were responding to the attention created by the Instagram posting. We appreciated their support, and they departed confirming that they were comfortable that what they observed was an expansion joint and not a crack as suggested by the anonymous Instagram.

We are deeply saddened that at a time of shared pain and anxiety across South Florida, a choice was made to share a picture that, without context or management/technical verification, was certain to generate attention and speculation, negatively impacting TKB owners and residents reputation and wellbeing. We continue to welcome and encourage owners and residents to raise any questions or concerns they have with management. That will allow us to share answers and insights, and/or investigate your specific concerns with appropriate professionals. Let's collectively work together, with open and honest communications that will benefit all owners, residents, the Towers community, and the Association in general.

Respectfully,

The Board of Directors