



Riviera Club Association, Inc
7500 Estero Boulevard
Fort Myers Beach, FL 33931

April 4, 2024

TO: Riviera Club Owners

FROM: Karen Marszalec, Secretary, Riviera Board of Directors

RIVIERA HURRICANE RECOVERY BULLETIN #73

***NOTE – DATE AND TIME FOR NEXT VIRTUAL BOARD MEETING –
TUESDAY, 4-16-24 10:00AM EST –***

Dial In: 305-224-1968

Meeting ID: 869 8755 2536

Passcode: 858176

Or click below:

<https://us06web.zoom.us/j/86987552536?pwd=QGmSiNQSuasgrqCOOlqYUMpkLfMBwy.1>

Elevator #1 Owners use only, ABSOLUTELY NO CONTRACTORS USE, NO FURNITURE, NO APPLIANCE DELIVERY, NO HEAVY WEIGHT ITEMS. Know that the elevator is fragile and may breakdown at any time. Use at your own risk. Camera's will be monitoring elevator use.

Parking, Beach Drop Offs - We are having issues with individuals using our parking lot to park and go to the beach, or stopping and dropping off people, beach supplies, etc. Many tell us that owners are advising them this is acceptable. The Riviera Club remains a construction site. We do not have the room in the parking lot for this, and the liability of someone getting hurt puts too

much responsibility on the owners and the Association. Please DO NOT tell friends/family that they can use the parking lot for parking or beach drop off.

Screens (other than Lanai)- Several owners had screen damage from the storm. Claremont will be repairing Lanai screening only. All other screen repairs are the owner's responsibility. You may want to contact your HO-6 carrier if you have extensive damage.

Internet – Up and running! - Most units have been checked. If you are not getting a signal, you will need to check your router. A few units are still being trouble shooted. If you have questions, please contact Dennis Neal. More to follow.

Updated Wind Mitigation Report – You may want to check it your HO-6 Carriers to see if you can obtain further discounts on your insurance with this report. See the end of the bulletin for the report.

Contractor Issues

- **All contractors must be approved by the Riviera Board**
- **A Mandatory Parking Pass Will Then Be Issued**

Contractors and owners will be held liable for any damage or injury. It is highly recommended you make sure your contractors are licensed and insured and will now be required to add “The Riviera Club Condominium Association” as an **Additional Insured** to their certificate of insurance. The Contractor can secure this certificate from their insurance agent.

A copy of this certificate MUST BE ADDED TO THE WEBSITE, AND A COPY OF THE INSURANCE CERTIFICATE BE SENT TO: www.rivierahurricanebuildingupdate@gmail.com. Contractors found in violation will be asked to leave the premises. Questions? Email at the above website or contact Karen at 586-484-8808.

Owners need to register contractors and add this certificate to the Riviera Club on the Gulf website: www.rivieraclubonthegulf.com, under “Contractor’s Sign In” section. Larger remodeling projects must be pre-approved by the Board before work can commence. Password for this website: FMBRC2020

Allowable contractors at this time ONLY include: Painting, light carpentry. All other contractors not allowed at this time. Contractors should be made aware that elevators are NOT available for their use. No exceptions. Contractors must remove their own debris and make sure all areas are swept and cleaned daily.

Owners will need to be on site to allow contractors into their unit or make arrangements ahead of time with Jim Walthour or Karen Marszalec to gain entry. Karen Marszalec, marszak244@gmail.com or text 586-484-8808
Jim Walthour, jimwalthour10@gmail.com or text 630-240-7209

Licensed contractors should be aware of the town's permitting requirements. If you are in doubt, please contact the Town of Fort Meyers Beach Permit Department with questions.

Vetted contracts are below:

- **Reflow Plumbing**, Fort Myers Beach-239-839-2347 • Reflow Plumbing installed compression stop valves in 71 units. • Fort Myers Beach
- **Deep Blue Air Conditioning/Maintenance**– 239-345-2214
- **Haines Air Conditioning/Maintenance** - 239-992-1551
- **Coolair Conditioning Inc.**, Fort Myers: 239-275-7077 • Provides Service in Electrical as well as Air Conditioning installation, repair.
- **Spalding Restoration**, Fort Myers Beach: 239-258-2222 William Spalding State Licensed • Mold Testing, Mold Remediation
- **Spalding Carpet and Tile Cleaners**, Fort Myers: 239-463-6668 • Carpet and Tile Cleaning
- **Eurex Shutters**, Lehigh Acres: 239-369-8600 • Hurricane Shutters Installation and Repair
- **Painter:** Dan Mitchell, 239-692-3797
- **Wood Trim Work & Doors:** Fred Svenson, 239-564-0419

Disclaimer: This does not constitute a recommendation by the Riviera Club BOD. Unit owners, please make independent decisions when choosing a contractor.

Your Riviera Board appreciates your comments and suggestions! Feel free to email any questions to:
rivierahurricanebuildingupdate@gmail.com



Fire Pump Room Cleared out



Trash room repairs



Filling voids garage floor



Replacing Mansard over Stair



Old Fire Pump Parts



New Garage Window rails



Scroll down to next page for Wind Mitigation Report.



Premier Appraisals and Inspections, LLC

3901 La Vida Way
Cape Coral, FL 33993
Phone: 239-699-0002
www.premierappraise-inspect.com

Uniform Mitigation Verification



7500 Estero Blvd
Fort Myers Beach

Prepared for
Riviera Club Condo Association

Licensed to:
Michael Kronenberger
License #HI4244

Uniform Mitigation Verification Inspection Form

Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: 03/28/2024		
Owner Information		
Owner Name: Riviera Club Condo Association		Contact Person:
Address: 7500 Estero Blvd		Home Phone:
City: Fort Myers Beach	Zip: 33931	Work Phone:
County: Lee	State: FL	Cell Phone:
Insurance Company: N/A		Policy #:
Year of Home: 1981	# of Stories: 13	Email:

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. **Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?

- A. Built in compliance with the FBC: Year Built _____. For homes built in 2002/2003 provide a permit application with a date after 3/1/2002: Building Permit Application Date (MM/DD/YYYY)
- B. For the HVHZ Only: Built in compliance with the SFBC-94: Year Built _____. For homes built in 1994, 1995, and 1996 provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY)
- C. Unknown or does not meet the requirements of Answer "A" or "B"

2. **Roof Covering:** Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number OR Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
<input type="checkbox"/> 1. Asphalt/Fiberglass Shingle	_____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile	_____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 3. Metal	_____	_____	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/> 4. Built Up	_____	_____	2024	<input type="checkbox"/>
<input type="checkbox"/> 5. Membrane	_____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 6. Other _____	_____	_____	_____	<input type="checkbox"/>

- A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.
- B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.
- C. One or more roof coverings do not meet the requirements of Answer "A" or "B".
- D. No roof coverings meet the requirements of Answer "A" or "B".

3. **Roof Deck Attachment:** What is the **weakest** form of roof deck attachment?

- A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24 inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.
- B. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24 inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field.-OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.
- C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" attached to the roof truss/rafter (spaced a maximum of 24 inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent

Inspectors Initials MLK Property Address 7500 Estero Blvd Fort Myers Beach 33931

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or greater resistance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least 182 psf.

- D. Reinforced Concrete Roof Deck.
- E. Other: _____
- F. Unknown or unidentified.
- G. No attic access.

4. **Roof to Wall Attachment:** What is the **WEAKEST** roof to wall connection? (Do not include attachment of hip/valley jacks within 5 feet of the inside or outside corner of the roof in determination of WEAKEST type)

- A. Toe Nails
 - Truss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the top plate of the wall, or
 - Metal connectors that do not meet the minimal conditions or requirements of B, C, or D

Minimal conditions to qualify for categories B, C, or D. All visible metal connectors are:

- Secured to truss/rafter with a minimum of three (3) nails, **and**
- Attached to the wall top plate of the wall framing, or embedded in the bond beam, with less than a 1/2" gap from the blocking or truss/rafter **and** blocked no more than 1.5" of the truss/rafter, **and** free of visible severe corrosion.
- B. Clips
 - Metal connectors that do not wrap over the top of the truss/rafter, **or**
 - Metal connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nail position requirements of C or D, but is secured with a minimum of 3 nails.
- C. Single Wraps
 - Metal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
- D. Double Wraps
 - Metal Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond beam, on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side, and a minimum of 1 nail on the opposing side, **or**
 - Metal connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on both sides, and is secured to the top plate with a minimum of three nails on each side.
- E. Structural Anchor bolts structurally connected or reinforced concrete roof.
- F. Other:
- G. Unknown or unidentified
- H. No attic access

5. **Roof Geometry:** What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of the host structure over unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).

- A. Hip Roof Hip roof with no other roof shapes greater than 10% of the total roof system perimeter.
Total length of non-hip features: _____ feet; Total roof system perimeter: _____ feet
- B. Flat Roof Roof on a building with 5 or more units where at least 90% of the main roof area has a roof slope of less than 2:12. Roof area with slope less than 2:12 10,375 sq ft; Total roof area 10,375 sq ft
- C. Other Roof Any roof that does not qualify as either (A) or (B) above.

6. **Secondary Water Resistance (SWR):** (standard underlayments or hot-mopped felts do not qualify as an SWR)

- A. SWR (also called Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the sheathing or foam adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling from water intrusion in the event of roof covering loss.
- B. No SWR.
- C. Unknown or undetermined.

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7. **Opening Protection:** What is the **weakest** form of wind borne debris protection installed on the structure? **First**, use the table to determine the weakest form of protection for each category of opening. **Second**, (a) check one answer below (A, B, C, N, or X) based upon the lowest protection level for ALL Glazed openings **and** (b) check the protection level for all Non-Glazed openings (.1, .2, or .3) as applicable.

Opening Protection Level Chart Place an "X" in each row to identify all forms of protection in use for each opening type. Check only one answer below (A thru X), based on the weakest form of protection (lowest row) for any of the Glazed openings and indicate the weakest form of protection (lowest row) for Non - Glazed openings.		Glazed Openings				Non-Glazed Openings	
		Window or Entry Doors	Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not Applicable - there are no openings of this type on the structure		X	X	X		X
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)					X	
B	Verified cyclic pressure & large missile (4-8 lb for windows doors/2 lb for skylights)						
C	Verified plywood/OSB meeting Table 1609.1.2 of the FBC 2007						
D	Verified Non-Glazed Entry or Garage doors indicating compliance with ASTM E 330, ANSI/DASMA 108, or PA/TAS 202 for wind pressure resistance						
N	Opening Protection products that appear to be A or B but are not verified						
	Other protective coverings that cannot be identified as A, B, or C						
X	No Windborne Debris Protection	X					

A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5 lb for skylights only) All Glazed openings are protected at a minimum, with impact resistant coverings or products listed as wind borne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level A in the table above).

- Miami-Dade County PA 201, 202, **and**
- Florida Building Code Testing Application Standard (TAS) 201, 202, **and** 203
- American Society for Testing and Materials (ASTM) E 1886 **and** ASTM E 1996
- Southern Standards Technical Document (SSTD) 12
- For Skylights Only: ASTM E 1886 **and** ASTM E 1996
- For Garage Doors Only: ANSI/DASMA 115

- A.1 All Non-Glazed openings classified as A in the table above, or no Non-Glazed openings exist
- A.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level B, C, N, or X in the table above
- A.3 One or More Non-Glazed Openings is classified as Level B, C, N, or X in the table above

B. Exterior Opening Protection - Cyclic Pressure and 4 to 8-lb Large Missile (2-4.5 lb for skylights only) All Glazed openings are protected, at a minimum, with impact resistant coverings or products listed as windborne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level B in the table above):

- ASTM E 1886 **and** ASTM E 1996 (Large Missile – 4.5 lb.)
- SSTD 12 (Large Missile – 4 lb. to 8 lb.)
- For Skylights Only: ASTM E 1886 **and** ASTM E 1996 (Large Missile - 2 to 4.5 lb.)

- B.1 All Non-Glazed openings classified as A or B in the table above, or no Non-Glazed openings exist
- B.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level C, N, or X in the table above
- B.3 One or More Non-Glazed openings is classified as Level C, N, or X in the table above

C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007 All Glazed openings are covered with plywood/OSB meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above).

- C.1 All Non-Glazed openings classified as A, B, or C in the table above, or no Non-Glazed openings exist
- C.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level N or X in the table above
- C.3 One or More Non-Glazed openings is classified as Level N or X in the table above

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- N. Exterior Opening Protection (unverified shutter systems with no documentation)** All Glazed openings are protected with protective coverings not meeting the requirements of Answer "A", "B", or "C" or systems that appear to meet Answer "A" or "B" with no documentation of compliance (Level N in the table above).
 - N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist
 - N.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level X in the table above
 - N.3 One or More Non-Glazed openings is classified as Level X in the table above
- X. None or Some Glazed Openings** One or more Glazed openings classified and Level X in the table above.

MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.
 Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.

Qualified Inspector Name: Michael Kronenberger	License Type: Home Inspector	License or Certificate #: License #HI4244
Inspection Company: Premier Appraisals and Inspections, LLC	Phone: 239-699-0002	

Qualified Inspector – I hold an active license as a: (check one)

- Home inspector licensed under Section 468.8314, Florida Statutes who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- Building code inspector certified under Section 468.607, Florida Statutes.
- General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- Professional engineer licensed under Section 471.015, Florida Statutes.
- Professional architect licensed under Section 481.213, Florida Statutes.
- Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.

I, Michael Kronenberger am a qualified inspector and I personally performed the inspection or (*licensed contractors and professional engineers only*) I had my employee (_____) perform the inspection
 (print name) (print name of inspector)
 and I agree to be responsible for his/her work.

Qualified Inspector Signature:  Date: 03/28/2024

An individual or entity who knowingly or through gross negligence provides a false or fraudulent mitigation verification form is subject to investigation by the Florida Division of Insurance Fraud and may be subject to administrative action by the appropriate licensing agency or to criminal prosecution. (Section 627.711(4)-(7), Florida Statutes) The Qualified Inspector who certifies this form shall be directly liable for the misconduct of employees as if the authorized mitigation inspector personally performed the inspection.

Homeowner to complete: I certify that the named Qualified Inspector or his or her employee did perform an inspection of the residence identified on this form and that proof of identification was provided to me or my Authorized Representative.

Signature: _____ Date: _____

An individual or entity who knowingly provides or utters a false or fraudulent mitigation verification form with the intent to obtain or receive a discount on an insurance premium to which the individual or entity is not entitled commits a misdemeanor of the first degree. (Section 627.711(7), Florida Statutes)

The definitions on this form are for inspection purposes only and cannot be used to certify any product or construction feature as offering protection from hurricanes.

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Photograph Addendum

Riviera Club Condo Association

7500 Estero Blvd

Fort Myers Beach

County Lee

State FL

Zip
Code

33931

Riviera Club Condo Association



Front View



Right Side



Rear View



Left Side



Reinforced Concrete

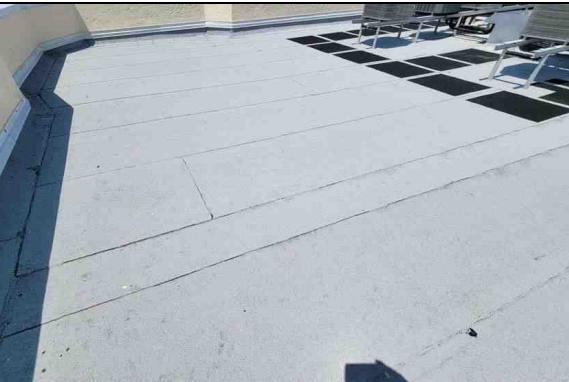


Built Up Roof

Form PIC6_LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Photograph Addendum

Riviera Club Condo Association					
7500 Estero Blvd					
Fort Myers Beach	County Lee	State FL	Zip Code	33931	
Riviera Club Condo Association					



Built Up Roof



Unprotected Window

Form PIC6_LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE