

August 28, 2026

Subject: Clarification Regarding What Is “Required” for the Façade Project

Dear Ms. Wright,

We are writing regarding Management's recent communications to the Tower 500 community describing the façade project as **“required construction and recertification work.”** The same characterization appears in both yesterday's August 27 Project Progress Report and today's communication.

We understand that Florida law requires certain inspections and certifications relating to the structural condition of condominium buildings. However, we have not found anything in the law that specifies the particular scope of restoration and painting work now being undertaken at Tower 500, or that requires the Association to undertake this particular construction project.

We believe this distinction is important because your communications have been distributed to **all owners**. All of us should be able to understand precisely **what is required by law or by a governmental authority, what has been determined necessary by the Association's engineers, and what represents the scope of work selected by the Board.**

In particular, would you please identify the specific **statute, regulation, governmental order, City of Aventura requirement, or other authority** that **requires** the construction work currently being performed as part of the Façade Concrete Restoration & Exterior Paint Project?

We would also appreciate clarification as to whether the word **“required”** in the statement “required construction and recertification work” refers to:

- the **recertification/inspection process itself;**
- specific **concrete or façade repairs determined necessary by Falcon Engineering or another professional;** or
- the **entire current construction project, including its present scope of concrete restoration and exterior painting.**

This question is particularly relevant in light of **Falcon Engineering's Phase I Structural Assessment Report dated May 2023**, which preceded the current project. If the current scope of construction is based upon subsequent engineering findings or recommendations, please identify the applicable report or other document and explain how it established the need for the current scope.

We are simply asking that Management distinguish between work that is **legally or governmentally required**, work that is **professionally recommended or necessary to address identified conditions**, and work that is part of the **scope selected by the Board.**

Because the statement that the building is undergoing **“required construction”** has been communicated to all owners, we believe it is important that the basis for that statement be clear and supported by applicable documentation.

We would appreciate a straightforward clarification and copies or identification of the documentation supporting Management's use of the term “**required.**”

Respectfully,

Fabian Angarita (Unit 307)

Henry Kaplan (LP11)

Marty Soll (401)

Matthew Roth (2105)