



Services, Inc.

June 30, 2011

To All Residents,

There will be a Special Anchorage at Jonathan's Landing Board of Directors Meeting on:

December 19, 2011 at 3pm at the offices of Bristol Management
1930 Commerce Lane, Suite 1, Jupiter, FL 33458

to consider levying additional special assessments for a concrete restoration project. Special Assessments for both the East and North buildings will be considered. The assessments are needed to help pay for the project and/or to replenish each building's reserve funds.

Please find attached a balcony project update and special assessment calculations by building. The Board will consider special assessments for each North Building Unit Owner of \$4,000 and for each East Building Unit Owner of \$1,500. The actual assessment amount may change at the meeting on December 19, 2011.

Please make plans to attend this meeting. If you are unavailable in person, please contact James Hotchkiss at 561-427-0687 or James@BristolManagement.com to receive information on the conference call.

Sincerely,

James Hotchkiss, LCAM, CMCA, AMS

For and on behalf of the board of directors

JUPITER
1930 COMMERCE LANE
SUITE #1
JUPITER, FL 33458
(561) 575-3551
(561) 575-5423 FAX

STUART
(772) 288-7255
(772) 288-7203 FAX

PORT ST. LUCIE
543 NW LAKE
WHITNEY PLACE
SUITE #101/102
PORT ST. LUCIE,
FL 34986
(772) 323-2004
(772) 878-1519 Fax

VERO BEACH
PALM BAY
(772) 781-5515

NATIONAL
1-800-340-4546



Anchorage

At Jonathan's Landing Condominium Association

December 2011 Special Edition Balcony Project Update

BRISTOL MANAGEMENT

1930 COMMERCE LANE
SUITE #1
JUPITER, FL 33458

Phone:
561-575-3551

Fax:
561-575-5423

Property Manager:
James Hotchkiss, LCAM,
CMCA

Administrative Assistant:
Deborah Anzalone

561-427-0694
Danzalone@Bristolmanagement
.com

Association Website:
Bristolmanagement.com

BALCONY PROJECT UPATE

Recent events with the balcony project have led your Board to send the attached notice of special assessment. This assessment is in addition to the recent special assessment and owner deposit.

The original East Building contract amount was \$150,030.82 and the original North Building contract amount was \$438,823.10. These numbers were based on estimated quantities of work. For example, the original estimates called for \$45,000 of steel deck removal and slab strengthening in the North. To date, the North building has spent \$0 on this item but did not budget for total balcony replacement. The North is now looking at spending \$477,863 on replacements. As for the East Building there was no budget for post tension work but the cost of the post tension work to date is \$27,812. As these credits and debits have been calculated it was agreed that additional funds would be needed to complete the project for both buildings. Please see enclosed breakdown.

The concrete and post tension repairs for the East Building are complete. Stucco application, waterproofing, new flooring finish application, and screen enclosure installation remain. We are pushing Southern Certified to have the East building complete by December 31, 2011.

The North building currently has 7 full balcony replacements and 1 partial balcony replacement approved by the engineers. A discovery in 405N on December 1, 2011 resulted in the need for further engineering inspections of enclosed balconies. It was originally thought that enclosed balconies would not have much damage as they are protected from the elements. The discovery of spalling (rust on the rebar) on 405N has changed the engineer's opinion and there is a possibility that all enclosed balconies will need to remove their flooring to expose the slab. This is the only way for the engineer to inspect for similar life safety issues.

While the East Building is scheduled to be complete by December 31, 2011, portions of the North Building may not be complete until April 2012. In this instance the life safety concerns trumps the effort of the Board to complete the project by the end of the year.

Bristol Management will be contacting everyone who will need the new flooring finish applied to get their choice between the 590 and 595 finishes. Sample Boards are available at the pool area and photos can be found on the back of this newsletter. Owner participation on this selection is important to complete the project as fast as possible, please respond immediately to Bristol when they contact you. As always you can obtain the latest photos and engineering field reports on the Anchorage website. Simply go to www.BristolManagement.com. Click on "Associations", then scroll down and click on "Anchorage".



590 TEXTURE



590 COLOR



595

595

East Building Estimated Balcony Repair Project Cost

Screen Enclosure R/R	\$ 18,852.75
Screening Replacement	\$ 8,000.00
Waterproofing	\$ 30,160.55
Edge Stucco	\$ 7,619.65
Edge Repair	\$ 7,420.00
PT Repair	\$ 27,812.00
Edge Pocket Repair R/R	\$ 860.18
Deck Spall	\$ 6,986.72
Shutter	\$ 20,150.00
Tile Finish Removal	\$ 8,904.00
Flash Patching	\$ 1,071.00
Delaminated Stucco Repair	\$ 5,790.00
Full Depth repair	\$ 2,664.00
Column Repair	\$ 2,526.40
Dust Wall	\$ 1,543.56
Engineering	\$ 14,000.00
Sliding Glass Door R/R	\$ 1,599.00
Catwalks	\$ 10,000.00
General Conditions	\$ 29,872.00

Total Estimated Cost	\$ 205,831.81
Total Estimated Cost less Owner Expenses	\$ 176,082.81
Original Estimated Project Cost	\$ 150,030.82

Difference	\$ 26,051.99
As an assessment	\$ 1,302.60

*** original assessment left \$75,000 in reserves

North Building Estimated Balcony Repair Project Cost

Screen Enclosure	\$ 25,231.50
Waterproofing	\$ 35,080.19
Edge Stucco	\$ 10,996.20
Edge Repair	\$ 5,175.00
Deck Spall	\$ 7,500.00
Shutter	\$ 12,500.00
Tile Finish Removal	\$ 12,223.32
Flash Patching	\$ 142.50
Delaminated Stucco Repair	\$ 1,050.00
Full Depth Repair	\$ 12,880.00
Column Repair	\$ 1,232.80
Dust Wall	\$ 1,893.26
Sliding Glass Door R/R	\$ 2,665.00
Full Balcony Replacement	\$ 207,863.00
5 stack	\$ 120,000.00
Additional Balcony Replacements	\$ 150,000.00
Engineering	\$ 37,800.00
Catwalks	\$ 20,000.00
General Conditions	\$ 61,835.00

Total Estimated Cost	\$ 726,067.77
Total Estimated Cost Less Owner Expenses	\$ 560,902.77
Original Estimated Project Cost	\$ 438,823.10

Difference	\$ 122,079.67
As an assessment	\$ 4,359.99

*** original assessment left \$100,000 in reserves