



TOWN OF LONGBOAT KEY

Incorporated November 14, 1955

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Longboat Key, FL 34228
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www.longboatkey.org

June 27, 2013

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Trenam, Kemker, Scharf, Barkin et al, Attorney for Trustee
P.O. Box 1102
Tampa, FL 33601-1102
813-223-7474

Re: 1620 Gulf of Mexico Drive, Midrise
Fire Alarm and Sprinkler System Maintenance Deficiency

To whom it may concern:

In accordance with Section 150.21 of the Town of Longboat Key Code of Ordinances ("Town Code"), on Monday June 17th I posted the mid-rise building as being unsafe. This was based on a letter received by the Fire Department from Daniel Prendes of Simplex Grinnell dated April 18, 2013 (received May 9, 2013). The letter states that the fire system monitoring contract for the building was terminated. Based on this letter and verbal reports, it is our understanding that the fire alarm system is not operational and supervisory monitoring is not in place in accordance with 2010 Florida Fire Prevention Code - Life Safety Code 101 Sections 9.6.1.3 requiring maintenance of a fire alarm system, 9.6.1.5 requiring an approved maintenance program, and 9.6.1.7 specifying requirements for a complete fire alarm system; 2010 Florida Fire Prevention Code - Fire Code 1 Sections 10.4.1 addressing maintenance of an alarm system and 13.3.1.7 regarding supervision of an alarm system; and 2010 Florida Building Code Sections 903.4 and 903.4.1 relating to sprinkler system monitoring and 907.6.5 for monitoring fire alarm systems. Therefore, this building has been determined unsafe.

All access to the mid-rise building is now prohibited unless a request for access has been granted by the Town of Longboat Key Building Official.

To provide adequate safety to this building, its contents, and any persons that may access the building, the required safety features of an automatic sprinkler and fire alarm system shall be operational, maintained, and supervised through monitoring. These features shall be in place through the life of the building.

There may also be other components installed within the building that rely upon the fire alarm system being in operation and monitored to properly function as a complete system. These are heating and cooling air handlers for duct detectors, smoke and fire

detectors throughout the building, as well as, smoke dampers in fire resistive rated assemblies.

Currently the Town has three recommendations for remedying this violation and becoming compliant:

- 1) The fire alarm system shall be repaired to proper functioning order and contracted with a monitoring company. You have until the end of day July 1, 2013 to have this in place.
- 2) The building may be considered as a vacant/abandoned building by meeting the requirements of Florida Fire Code 1 Section 10.13. This will require the removal of all combustibles within, attached to, and immediately surrounding the building including, but not limited to, doors, trims, cabinets, paneling, carpet, flooring, upholstery, and plastics. Electrical service will need to be terminated. Any flammable liquids or gasses removed and purged. All entry ways shall be secured to prevent unauthorized entry. Verification of such work will require inspections by both the Fire Marshal and the Building Official. Hourly rate charges will apply. This will also require the approval of the Fire Marshal for removing the fire protection systems from service. Work must commence by end of day July 1, 2013.
- 3) Demolition of the building through a building permit. A permit application shall be submitted to the Town no later than the close of business on July 1, 2013. Demolition work shall commence no later than 14 days after issuance of the permit by the Town, not the day that the permit is picked up from the Building Department.

Based on my findings this building meets Town Code Sections 150.22(A)(4) and (11) as being a "dangerous structure". All dangerous structures are declared to be public nuisances per Section 150.22(B). If none of the three items above are met within the timelines indicated, I will provide this report to the Town Commission who, pursuant to Town Code Section 150.22(E), shall then consider at the next available regular or special meeting whether the building may constitute a public nuisance.

Sincerely,



Wayne R. Thorne
Building Official
Town of Longboat

SimplexGrinnell BE SAFE.

A Tyco International Company

Danny Prendes

Total Service
Manager

Tampa District Office

SimplexGrinnell LP
4701 Oak Park Blvd.
Tampa, Florida 33610

P: 813-888-6482
F: 813-373-1885
www.simplexgrinnell.com

FEDEX MAILING

April 18th, 2013

COPY

NOTICE OF SERVICE CONTRACT CANCELLATION

Colony Beach & Tennis Resort
1620 Gulf Of Mexico Dr
Longboat Key, FL. 34228

Re: Fire Alarm

To the Authority Having Jurisdiction:

In accordance with Florida Statute 69A-48.005(5) which states: "*if the system is being maintained by a servicing contract and the servicing contract expires, is delegated, or changed, the authority having jurisdiction shall be notified.*" Please accept this as notice that all contracts and service agreements in place between SimplexGrinnell and the above mentioned account have been cancelled.

If any further information is needed, please feel free to contact Catherine Franklin at (813)623-2991.

Sincerely,



Daniel Prendes
Total Service Manager
dprendes@simplexgrinnell.com

RECEIVED

MAY - 9 2013

LONGBOAT KEY FIRE RESCUE