



16 Aug 2021

This letter is to update the community on the results and remediation status of the clubhouse mold inspection conducted on 26 July 2021. As a review of past activity - After the initial inspection, air samples were analyzed and results relayed to the community on 28 July stating there were no readings to cause alarm or suggest evacuation. That finding was also echoed by the Sarasota County Health inspector who did an inspection on the same day. However, during the verbal discussion of the air quality results, AQM indicated there were several surface areas they believed would require remediation. Based on that information, the Transition Committee expanded the scope of the AQM contract not only to identify areas of mold – through laboratory tests – but also to put together a remediation protocol for the removal and correction of those areas.

Attached is the full report and required protocol actions we received from AQM. This report has been forwarded to club management and the club owner for their immediate action. As the report indicates, the first order of business is to stop the roof leaks. That is already in progress. Below is the report's top-level summary of areas of concern. There are also 11 additional smaller areas that will require remediation which are detailed in the report.

Discussion / Hypothesis: Based on the information provided, observations made, and the analytical data obtained, there is a need for controlled remedial actions in the facility. In review, there appears to be ongoing roof leaks that have not yet been resolved and therefore remedial actions to remove any damage materials should be delayed until the roof leaks can be resolved. This said, and as discussed, there are three areas of immediate concern: The Accounting Office, Members Room / Ginger's Bar and the Apartment. The ceiling tiles in the Accounting Office are heavily impacted and have mold growth that is promoting MVOC's (musty odors) that are irritating. The molds identified on the ceiling tiles in the Accounting Office are not yet airborne, although it is in our opinion, the tiles should be removed (under controlled conditions) and replaced, and the Office be cleaned as a priority. There is an active roof leak above the ceiling tiles and the tile(s) under the leak should not be installed to prevent further damages to the new tile (see Drawing for location of the active leak). There would be a need to displace the Accountant in the area during these remedial actions. Another area of immediate concern is the Members Room / Ginger's Bar. This area has the most significant ongoing roof leak and the ceiling is sagging suggesting it is compromised and at risk of falling. For this reason, we recommend not using this area until repairs and remediation can be performed in the area. Lastly, the 2nd Floor Apartment should not be used and foot traffic in the area should be limited as there is active mold growth on surfaces that could be easily contacted when walking around the space. Items stored in the area that will need to be used should be cleaned and relocated until actions can be taken to remediate the Apartment. The humidity is not well controlled in this area as the AHU intake is above the stairway and at the bottom of the stairs is an exit door that is rotted and does not close tightly. For this reason, hot / humid air is entering at the bottom of the stairs and being drawn up the open stairway, then circulated in the Apartment. The exit door and framing are badly damaged and repairs to this door are highly warranted. The roof leaks over the Apartment also lend to the conditions noted. For Recommendations and Details, See Page 3, Drawings, and Photo Documentation. Photo Images Collected with the Thermal Camera are maintained on file and will not all be added to this report given the file size. The Drawings and other Photos depict the areas noted in this report

Having supplied an independent assessment of the club mold issues and establishing a baseline for future activity, the Transition Committee's role in this matter is now completed. Further updates will be provided by club management.

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Managers
Boca Royal Transition Committee LLC