

WAVE NEWS

A Newsletter for the Residents of the Reef Club Condominium Association

Volume 3 Issue 1

May 2023

REEF CLUB

Condominium Association, Inc.



16558 NE 26TH Avenue
North Miami Beach, FL 33160

PROPERTY STAFF

Manager Lisa Levy
manager@reefclub.us

Admin. Asst. ... Celeste Gonzalez
office@reefclub.us

Maint. Sup. Orlando Gonzalez

Maint. Tech. Heriberto Landa

ASSOCIATION OFFICERS

President Roshni Allen

Vice President Hazel Capin

Treasurer Vivian T. Gonzalez

Secretary Richard Villaverde

West Director Susan Glazer

East Director ..M. Claudia Gallegos

South Director Glen Radgon

North Director Annett Mena

IMPORTANT NUMBERS

Office 305-944-1673

Security 305-945-8171

OFFICE HOURS

Mon - Fri 8:30AM - 5:00PM

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Happy Mother's Day- Sunday, May 14th

To all of our Reef Club moms, The Board of Directors and staff would like to wish you a Happy Mother's Day! You certainly deserve this day of recognition for all your long hard work as a mom.

Reef Club Family Picnic

Twenty-six people signed in at the picnic held on a hot and sunny Sunday afternoon at the Reef Club in April. Twelve of the twenty-six residents had not previously attended an event hosted by the Social Committee. News of more residents joining in delighted organizers Ellen Rossetti, W5J, and Geneen Massey, E6G. Despite the high 80s, Aaron Dorfman, E6G, worked the grill to feed the hungry group while kids played games and decorated flags. Board member Annett Mena, N6E, checked in early for the event even though she wasn't feeling well and couldn't stay. Board members Roshni Allen, S5B, and Vivian Gonzalez, W4A, stepped in later. Thanks to Miriam Cortazzo, S5I, for taking lovely photos during the event.



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Understanding Post-Tension Repairs

The building slabs are reinforced with post-tension (PT) reinforcement. In PT construction strands of cables in tension run across the building and are anchored at the slab edges. Two wedges at each anchor are installed to hold the cables in place after they have been tensioned to approximately 33,000 lbs. PT cables and anchor components are just as susceptible to corrosion as rebar. Once water infiltrates a cable or a cable anchor through stucco cracks or concrete spalls, water will run along the length of the cable due to the undulating profile of the cable. If or when the cross-sectional area of the anchor wedges is reduced by the corrosion process, then the ability of the wedges to hold the tensioned cable in place is diminished which can result in structural failure. When PT repairs are necessary and not performed, the cables are at risk of de-tensioning and snapping. This can cause destruction to the surrounding concrete and can put structures and residents at risk. If multiple cables fail, the structure will no longer function as designed and could experience large-scale structural failure.

I. Investigation:

As part of the ongoing restoration project, cracked and delaminated stucco, as well concrete spalling was identified along the slab edges at the balconies and perimeter eyebrows. As part of the repair process, the contractor is being directed to remove the stucco at identified areas exposing the concrete slab edge and the post-tension anchors for further inspection.

PT pockets identified to have cracked and delaminated grout material are being excavated, exposing the PT anchors and wedges for further inspection. Where corrosion is evident on the exposed PT anchors and wedges, the contractor is directed to remove the scaling rust from the exposed anchors and wedges to determine whether replacement of the anchors and wedges is necessary.

II. Repair Process:

If the cleaned anchor pockets and wedges do not show any evidence of cross-sectional area loss, then they are painted with an anti-corrosive coating and a non-shrink pocket grout is installed.

If it is determined that there is loss of cross-section area or possible wedge failure, then anchor and wedge replacement will be necessary. In this scenario, the repairs will require a full depth excavation several feet from the slab edge to lock-off the affected cables. If the excavation extends into an interior space, a protective plywood dust wall will need to be installed. Furniture and personal belongings will likely need to be temporarily moved. Concrete along the slab edges will also need to be excavated for removal of the old PT anchors and installation of new anchors and edge reinforcement.

Depending on the cable location and proximity to interior spaces, this excavation may require the temporary removal of windows or sliding glass doors. The cable lengths from the slab edge to the lock off will be removed and new cable sections will be spliced in. New anchors will be installed at the slab edge, concrete will be replaced, and the new cable ends will be tensioned. During the cable tensioning process only, for safety purposes, it is recommended that the affected units as well as the units directly below, be temporarily evacuated in the unlikely event that the cable snaps and causes some of the surrounding concrete to break. All other phases of the post-tension anchor and cable repair process are performed under normally building occupancy. After the cable is re-tensioned, the new cable ends will be cut then be covered with a grease cap, and anchor pocket grout will be installed in the newly formed anchor pockets to protect them from moisture exposure. Once all concrete and PT repairs are complete, windows and doors will be installed, and the weather walls will be removed.

III. Full Cable Replacement:

If a cable fails during stressing or if it is determined that a cable is fully de-tensioned, then full cable replacement will be necessary from anchor to anchor. The full cable length may extend anywhere from 50 feet to 100 feet and excavations will be required at both ends of the cable to replace the anchors, which will usually affect multiple units. Further, if a de-tensioned or failed cable is located within a band line (multiple cables grouped within a column line), then all cables will need to be locked-off or replaced which will require the installation of temporary post-shores within the affected units and two floors below along the entire length of the cables. Such shoring installations may require demolition of decorative drop ceilings, relocation of furniture and possible removal and re-installation of kitchen cabinetry or other fixed fixtures if they are in the way. Full cable replacement is much pricier than repair. Whenever possible, full cable replacement is avoided. Locking-off and partial cable replacement as described above is the preferred, recommended method of repair.

The above investigation and repairs or replacement processes have been implemented in accordance with provisions and guidelines provided by the Florida Building Code and the Post-Tensioning Institute. All cables and/or anchors requiring repair will be identified and inspected by Hellas Engineering, in accordance with the provisions provided in the permitted documents.



MEMORIAL DAY

Monday, May 29th

On this day, take a moment to remember all those men and women who have served our country, especially those who unselfishly gave of their lives in the interest of our nation. A moment of silence...a moment of thanks...a moment of remembrance. Help memorialize their legacies.

The staff at Reef Club wish you and your family a very Happy Memorial Day!

The Management Office will be closed and No Moves, Deliveries or Contractors will be permitted.



Garbage Reminders

The laundry/trash rooms are not for the disposal of household items. Please limit your disposal to garbage that fits into the chute. The chutes are for bagged garbage only. Please do not place large items in the trash chutes or near the trash chutes, in the halls, stairwells, or other common areas of the building. Any recyclables need to be taken to the garage and placed in the recycling bins. It is the responsibility of the resident to remove and dispose of large items from the building. Bulk Pick-Up takes place the 3rd Thursday of each month.

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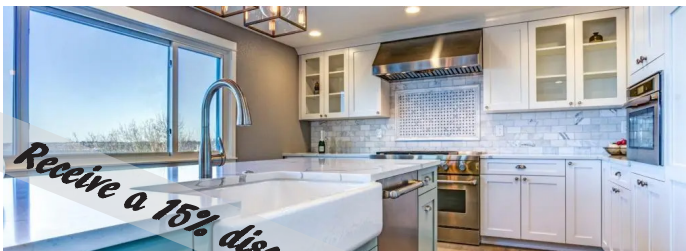
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