

Calais at Pelican Bay

Project Management Report 22 – Building F

TO: Board of Directors, Calais at Pelican Bay Condominium Association

FROM: Socotec Consulting, Inc.

DATE: June 26, 2026

RE: Structural Distress in the Ground Level Garages of Building D, F, and H

EXECUTIVE SUMMARY

This report summarizes the findings from the inspection performed at the ground level garage of Buildings D, F, and H at Pelican Bay, Calais. Areas of structural distress have been identified and assessed. While the observed distress does not currently compromise the structural integrity of the buildings, remedial action is recommended within the near future.

INSPECTION FINDINGS

Areas of Structural Distress

- Building D – Ground level garage
- Building F – Ground level garage
- Building H – Ground level garage

Assessment of Structural Impact

- The structural distress does not affect the vertical columns of the buildings
 - The primary load-bearing elements remain intact and functional
 - The overall structural integrity of the buildings is not compromised at this time
 - The distress appears to be localized to non-critical structural elements
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RECOMMENDATIONS

Remedial Action Required

While the current structural distress observed in the ground level garages of Buildings D, E, and F does not pose an immediate threat to structural integrity, timely remedial action is

essential to prevent potential deterioration of the surrounding structural elements and avoid escalation of repair costs associated with delayed intervention. The recommended restoration work should be planned and executed within a 1-2 year timeframe.

Monitoring

Until restoration works are completed, we recommend periodic monitoring of the affected areas to ensure no progression of the distress occurs that could impact structural performance.

PHOTOGRAPHIC DOCUMENTATION

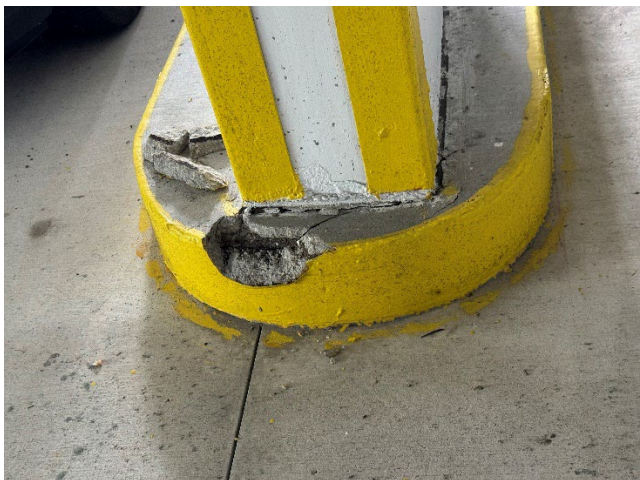




Building H – Ground Level Garage: Structural distress observed



Building F – Ground Level Garage: Structural distress observed



Building D – Ground Level Garage: Structural distress observed