

Venetian Bay Condominium Association, Inc.

4955 Dixie Highway NE
Palm Bay FL 32905

Mandatory Structural Inspections for Condominium Buildings

2024 Florida Statute Chapter 553.899(3)(a) requires that owners of buildings three stories or higher in height and subject to Florida Statute Chapter 718 have a milestone inspection performed by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy was issued, and every ten years thereafter. This would require a Phase 1 Milestone Inspection of Venetian Bay be completed in 2034. Chapter 553.899(3)(b) authorizes the local enforcement agency to determine that local circumstances require a milestone inspection by December 31 of the year in which the building reaches 25 years of age. This would require a Phase 1 Milestone Inspection of Venetian Bay be completed in 2029. Venetian Bay Condominium Association will adhere to the requirements of the relevant Florida Statutes.

2024 Florida Statute Chapter 718.112(2)(g) requires that owners of buildings three stories or higher in height complete a structural integrity reserve study (SIRS) at least every ten years after the condominium's creation. Venetian Bay Condominium Association's SIRS was completed mid-July 2024, and the SIRS reports are available to Venetian Bay owners via its website, www.venetianbaycondo.com.

(signed) Don Sweeney, President

April 17, 2025