



## 400 ASSOCIATION, INC

400 S. Ocean Blvd., Palm Beach, Florida 33480  
Tel: 561-655-5470

September 18, 2023

To Landmarks Preservation Commission Members

I am David Missner, a board member of the 400 who serves as President and Treasurer. In 1965, the 400 was the first property to become a condominium in Florida.

You have received several letters from non-residents or part-time residents who oppose the use of Italian porcelain tile on the cantilevered balconies instead of porous travertine.

In response, please be advised that when I became a director four years ago, the 400 Building was in need of major repair. One of the biggest challenges was continued water incursion into residential units from the balconies on the second and fourth floors. In 1963, when the building was erected, the balconies were just concrete painted white, which remained in this state for 30 years.

In 2003 travertine was installed throughout the building, including the balconies (but even then the travertine was not uniform-in fact the fourth floor was covered with a product known as Saturnia-on cleaning it became much whiter than ordinary travertine). The porous travertine on the balconies were not maintained during the past 20 years and badly leaked and needed major repairs.

When we undertook this year to perform concrete restoration on the north, east, and south sides of the building (to repair the "skin" of the building), we also had to repair the balconies. Rebar was spalling; the travertine was uneven and was not safe. To repair the balconies, the travertine had to be removed. The balconies were leveled and most importantly new waterproofing compound was added.

The balcony repair is under the supervision of our engineer, Bijan Parassi. The steps used to repair are in accordance with our contractor's specifications, which are attached as Exhibit A.

Our architect, engineer, and contractor all recommended that we install on the balconies Italian porcelain tile and not travertine. The reasons were many. Porcelain weighs 35% less than travertine, is watertight, and requires virtually no maintenance. The porcelain tile recommended is called "travertine" as it looks like travertine and is 24" by 48" and is non-skid, which makes it much safer than travertine.

The Italian porcelain tile was unanimously approved by our five-member design committee and our seven-member board of directors, and a clear majority of our residents, plus our outside lawyer, Ken Direktor, opined that the board of directors has the condominium authority to choose the Italian porcelain tile.

If you google travertine versus porcelain, you will see that travertine is a kind of limestone that is porous, and water can easily penetrate it, causing the waterproofing to fail. Porcelain is a form of ceramic that is hard and impervious to water incursion.

The balconies cannot be seen from the street and visually the porcelain tile is a perfect companion to the 2003 travertine on the buildings full floors.

We have diligently repaired the 400 Building over the past four years in order to make it once again the premier architectural wonder of Palm Beach. Attached as Exhibit B is a three-page summary of the work performed these past four years.

Cordially,

A handwritten signature in black ink, appearing to read "David Missner". The signature is fluid and cursive, with a large initial "D" and "M".

David Missner

President and Treasurer

400 Association, Inc.

From: Scott Reavy sreavy1@gmail.com  
Subject: Walkway repair process  
Date: Aug 22, 2023 at 2:01:42 PM  
To: David Missner mizzner@icloud.com, Nancy  
Gardiner gardinerconsults@aol.com, Theresa  
Pussinen manager@400association.com

---

The following is a typical list of items required by the engineer to repair exterior cantilevered walkways or balconies.

1. Engineer to determine types of repair
2. Removal of any overlay that is present on top of the structural concrete slabs. Including tile, stone or marble, cementitious overlays ect.
3. Removal of all membrane systems if present down to bare concrete to expose the slab surface
4. Engineer determines the areas of concrete spalling that may have occurred.
5. The Contractor then begins demolition of the areas mark by the engineer to ICRI (International Concrete Repair Institute )standards.
6. Once the concrete is remove the reinforcing bars are exposed to determine if the bar can remain in place or must be removed and replaced.
7. The reinforcing bar is mechanically cleaned and coated with corrosion inhibitor to prevent further corrosion.
8. The repair area is inspected by the engineer and then new concrete is placed back into the repair area.
9. Once all concrete repairs are complete the entire walkway is pressure cleaned and a corrosion inhibitor is

Exhibit A

- applied to prevent reinforcing bar to corrode again.
10. Perimeter intersections at the walls and slabs are caulked with a urethane sealant.
  11. New membrane system is installed as per manufacturer's specifications.
  12. New tiles or overlay (finishes) are applied on top of the new membrane system.

That in a nutshell is the repair process.

--

***Scott Reavy***  
***President***

*Reavy Property Management & Maintenance, Inc*  
*16115 64th Place North*  
*Loxahatchee, Florida 33470*  
*954-649-5304 cell*  
*561-795-9237 fax*  
*CGC#1522801*



## SUMMARY OF IMPROVEMENTS AT 400 S OCEAN THE PAST 4 YEARS

Rebuilding of the water garden on the first floor, including concrete restoration in the garage below the water garden. New lightings, new water jets, new tile, new planters and trees.

Three new elevators. Two passengers and one service. The elevator pit cleaned and waterproofed on the 6<sup>th</sup> floor, to prevent water from accumulating by the elevator doors, during a storm, and a new drain system was installed.

Major new air conditioning system was installed on the west side of the building, cooling offices on the first floor, apartment 225 owned by the 400, the third-floor storage area, the fourth and fifth-floor apartments (six owned by the 400), the ironing room on the fifth floor and the party room on the sixth floor.

On the first floor, the beach clean-up room was tiled, completely remodeled, cleaned, and painted, and a new hand-held dog shower was installed.

New stairwells were installed on the north and south sides of the 400 from the first floor to the sixth floor.

The 400 was certified that it had 100% hurricane sliders in place. By virtue of new condominium rules, a company was hired to check and repair every hurricane slider in the building.

The first floor and sixth floors sanded and cleaned and by the end of September, the second and fourth floors will be similarly treated and cleaned.

The various rooms in the garage have been inspected, cleaned and waterproofed.

The 400 owns an apartment on the second floor called 225. The apartment was completely modernized with an all-new bathroom, a new kitchen, air conditioning, and electrical work.

Exhibit B

The portable air conditioners (3) that were there, were removed, and the walls correctly sealed.

Similarly, the portable air conditioners in the six guest rooms on floors four and five have been removed and the walls correctly sealed.

There is a storage room on the third floor. This contained wooden cages that were rotting with termites. The room was emptied, cleaned, and painted, and steel cages were installed.

The pool and pool room. The pool drain was in danger of breaking, which would have caused major damage to the building. The building spent about \$1,000,000 removing the travertine on the south side of the sixth floor, waterproofing it, and laying new travertine down. Major work was done around the sixth-floor swimming pool, including the installation of a new drain system. The pool had sunk an inch or two. The pool room, just below the pool, was properly engineered, and two steel beams were installed after proper foundation work was completed. The pool room was painted and waterproofed. The door leading up to the pool room was also replaced. Additionally, a large fan was installed in the window of the pool room to draw out any moisture in the room.

Concrete restoration. Fourteen residents had old-style shutters with the steel beam down the center. This caused extensive leaking on the balconies on the second and fourth floors. The old-style shutters were removed, as well as the travertine tiles. The floors were sanded and repaired and then waterproofed. In addition to the balconies, all sides of the building is undergoing concrete restoration.

A new roof was installed. Exterior lighting and all roof electricity were updated and exterior walkway electric repairs.

A new electrical system is being installed. The system will cost about \$800,000.

A new generator was installed.

All new lights ( over 400) are being installed at a cost of in excess of \$300,000.

A new security system is being installed at a cost of over \$100,000.

All new computers were installed in the office and employee's lounge.

All new doors were installed at the bathrooms and gym on the sixth floor. The gym was modernized with an all-new flooring.