



March 13<sup>th</sup>, 2024

Building Officials  
Pembroke Pines Building Department  
601 City Center Way  
Pembroke Pines, FL 33025

Re: Heron Pond Condominium  
Structural Conditions – Building #11  
Updated Findings

Dear Building Officials:

A representative from ACG, on my behalf, performed an inspection of the exterior of the building to determine if there were any noticeable changes suggestive of the development of additional structural damage or deficiencies.

The following items were noted during the inspection:

- Balconies at Units #201, #202, #205, #206, and #207 need to be shored.
- The four bay windows need to be shored.
- The front of the balcony for Unit #207 appears to be allowing for the potential of further deterioration; this needs to be repaired as soon as the repair project is permitted.
- The balcony structure for the Unit #208 balcony appears to have a bee infestation that needs to be dealt with.

All of the second-floor balconies and all of the bay windows are to be shored, as a precautionary measure, in accordance with the drawing S-S-1.0. The Owner has been notified that this shoring must be erected and that the bee infestation should be addressed.

Nothing was observed during our inspection that would require any additional units to be vacated at this time. In my professional opinion, to the best of my knowledge, the structure, as shored and with the balconies off limits, is safe and poses no threat to persons or property.

Please do not hesitate to let us know if you have any additional questions, comments, or concerns.  
Thank you.

Respectfully submitted,

Henry S. Kreh, P.E.  
Vice President  
ACG Engineering Services, Inc.  
FL PE No. 39539/FL SI No. 736

