



TECH MANAGEMENT, INC.

Consulting To The Construction Industry

May 22, 2008

Mr. Jeff Wharton
Mariner Beach Club
4220 Gulf Boulevard
St. Pete Beach, FL 33706

**Re: Mariner Beach Club Resort
Proposed Renovations
Meeting with Board Members**

Dear Mr. Wharton: (Fax: 367-7425)

Referencing our meeting with the board members on May 22, 2008, regarding the proposed renovations, the following is a summary of my notes from that meeting:

I. In Attendance:

1. President/Vice President / Board members on phone
2. Representatives from Wilson-Kehoe-Miller Corporation
3. Representatives from BillerReinhart Structural Group.
4. Representatives from Engineering Matrix.
5. Jeff Wharton, Property Manager (DRI)
6. Brian Keane, Tech Management, Inc.

II. Introduction:

1. Brian Keane introduced the proposed members of the design/build team:
 - a. Wilson-Kehoe-Miller Corporation - Contractor
 - b. BillerReinhart - proposed Engineer for the project
 - c. Engineering Matrix - MEP engineer

**144 Annwood Road, Palm Harbor, FL 34685
Phone 727-785-6907 • Fax 727-781-4678**

2. As discussed, Brian Keane will stay involved through the transition to BillerReinhart as the new engineer.

III. Project Documents:

1. As authorized, Brian Keane recently transferred relevant project files and CAD drawing files to BillerReinhart for their review and use per TMI letter dated May 20, 2008.
2. Brian Keane also returned to the board the original Mariner drawings which, in turn, were loaned to BillerReinhart at this meeting.

IV. Scope of Design Work Previously Under Contract:

1. Roof evaluation - Accurate Roof Consultants direct to board (Dave Siple, 727-942-1629).
2. Spa design - G. B. Collins, P.A., Gardner Collins, P.E. (727-442-8443). The spa work at the south end of the building has been completed.
3. Landscape work - TBD
4. Interior work - TBD
5. MEP/FP - Engineering Matrix
6. Swimming pool upgrades - TBD
7. TMI - Exterior renovations and structural repairs.

V. FEMA Guidelines:

1. The project must meet FEMA 50% rule for proposed renovations.
2. Engineer/contractor will need to meet with the county building official, and review the criteria for the FEMA rules regarding this project, specifically what cost items can be exempted.

VI. Design Issues:

1. The current scope of work does *not* include a redesign of the site storm water system. BillerReinhart will need to address those items that will mitigate the storm water drainage.
2. DRI to review candidates for interior design work regarding the interior renovations.
3. DRI will also need to address landscape revisions.
4. The board (and DRI) will need to determine if there is additional work to consider on the swimming pool.

5. The board wants MEP engineer to review the existing A/C condensate lines, and propose a redesign if possible.
6. Design team will report directly to DRI.
7. BillerReinhart to submit proposal for updating the previous condition survey, to include a review by Engineering Matrix.

VII. Schedule Issues:

1. The board wants a milestone schedule to be developed in the near future.
2. The board also requested a near term meeting with the Building Department regarding the FEMA rules so a decision on interior work can be made.
3. Project construction start schedule is September, 2009.
4. WKM estimates a shut down schedule of 16 - 18 weeks.
5. BillerReinhart to identify if any items can be completed in 2008, to reduce 2009 cost (vs.) FEMA rules.

VIII. Other:

1. BillerReinhart to attend the board meeting on Saturday, and submit credentials. Board is to vote on BillerReinhart as the new engineer.
2. TMI (Brian Keane) is to be available as a consultant during the transition stage to BillerReinhart, on an hourly basis direct to the board.

Please advise if you have any questions.

Sincerely,
TECH MANAGEMENT, INC.
C. A. #4951



Brian F. Keane, P.E.
President

Enclosures

cc: Marty Kehoe, WKM
Mike Biller, BillerReinhart
Greg Bowan, Engineering Matrix
File/MARINER_BEACH#30