

May 14, 2025

Re: 121 Golden Condo Association
121 Golden Isles Dr.
Hallandale Beach, FL 33009
Re: PL-BSIP-24-01703

Folio #: 5142-26-BD-0020 through 0980

To: City of Hallandale Beach
Attn: Building Official

This letter is to certify to the Owner of the subject property and the City of Hallandale Beach, that the subject building has been inspected as part of the building re-certification effort by a certified building inspector of Florida Engineering, and that the building is electrically safe for the specified use for continued occupancy in accordance with Broward County Board of Rules and Appeals Policy #05-05-111(G)(2).


"As a routine matter, in order to avoid possible misunderstanding, nothing in this letter should be construed directly or indirectly as a guarantee for any portion of the structure or electrical system. To the best of my knowledge and ability, this letter represents an accurate appraisal of the present condition of the existing building upon visual inspection and evaluation of observed conditions, to the extent reasonably possible."

Please let me know if you have any questions or concerns

Thank you,

Manuel Santiago, P.E.

License Numbers: 94979 (FL), 22016 (CA)
(941) 391-5980
manuel@fleng.com



ELECTRICAL SAFETY INSPECTION REPORT FORMInspection Firm or Individual Name: Florida Engineering LLCAddress: 4161 Tamiami Trail. Port Charlotte, FL 33952Telephone Number: (941) 391-5980Inspection Commenced Date: 4-28-2025Inspection Completed Date: 4-28-2025

No Repairs Required



Repairs are Required as Outlined in the Attached Inspection Report

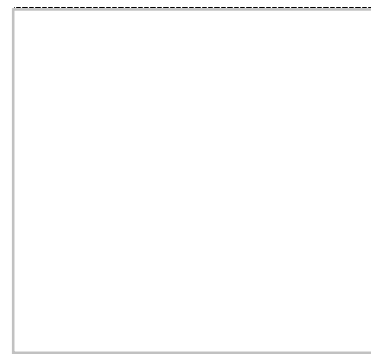
Florida Licensed Professional:



Engineer



Architect

Name: Manuel SantaigoLicense Number: 94979

Seal

I am qualified to practice in the discipline in which I am hereby signing,

Signature: _____

Date: 05/14/2025

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure based upon careful evaluation of observed conditions to the extent reasonably possible.

1. DESCRIPTION OF STRUCTURE

- | | | |
|----|--|---|
| a. | Name on Title: | 121 Golden Isles Drive Condominium Association. |
| b. | Street Address: | 121 GOLDEN ISLES DRIVE, HALLANDALE BEACH FL 33009-5806 |
| c. | Legal Description: | DORSEY ARMS CONDO UNIT ##### AKA 121 GOLDEN CONDO PER AMCDO CIN 112222083 |
| d. | Owner's Name: | 121 Golden Isles Drive Condominium Association. |
| e. | Owner's Mailing Address: | 121 GOLDEN ISLES DRIVE, HALLANDALE BEACH FL 33009-5806 |
| f. | Email Address: | goldencondo@outlook.com |
| | Contact Number: | Luis Caamano 239-330-0289 |
| g. | Folio Number of Property on which Building is Located: | 5142-26-BD-#### |
| h. | Building Code Occupancy Classification: | R2-RESIDENTIAL |
| i. | Present Use: | R2-RESIDENTIAL |
| j. | General Description: | High rise condominium building |
| | Type of Construction: | Concrete structure.V-A |
| k. | Square Footage: | 94,000 sf aprox. |
| | Number of Stories: | 15-94 units |

I. Special Features:

None

m. Additional Comments:

Main electrical room in Ground Floor. Additional rooms and meter stacks in 4th-6th-7th-8th-10th and 12th.

No Storage is allowed in electrical rooms.

2. INSPECTIONS

a. Date of Notice of Required Inspection: **Unknown**b. Date(s) of Actual Inspection: **04-28-2025**

c. Name and Qualifications of Individual Preparing Report:

The electrical inspection was performed by Arthur Cantero. Arthur Cantero is an experienced general contractor and professional engineer in the state of Florida with more than 30 years of experience in the construction, engineering and development industry. The report was reviewed by Manuel Santiago as a professional engineer in the state of Florida with electrical knowledge and background for over 15 years.

d. Are any Electrical Repairs Required?

1.



No – None Required

2.

Yes – Required (Describe Nature of Repairs):

In Good Condition

***** NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. *****

3. ELECTRIC SERVICE

a. Size: Voltage (120/240); Amperage (4000);b. Main Service Protection (1500 Amps Amps): ☒ Fuse ☐ Breaker

c. Service Rating Amperage (100-125 Amps):

Main Board 120/240V 4000 Amps

Board #1 120/240V 225 Amps 3P-4W

Board #2 120/240V 200 Amps 3P-4W

Board #3 120/240V 100 Amps 3P-4W

d. Phase: ☐ Three Phase ☒ Single Phase

Board #1 Pumps

Board #2 H1 Leg and Laundry

Board #3 Elevator and Pumps

e. Condition: ☒ Good ☐ Needs Repairs

Describe the Nature of Repairs:

Main electrical room in good condition and well maintained. Individual meter stacks are in different accessory electrical rooms: Ground Floor units G1 to 307, 4th Floor units 401 to 507, 6th Floor units 601 to 707, 8th Floor units 801 to 907, 10th Floor units 1001 to 1107, 12th Floor units 1201 to PH7-RGN-RGS.

All in good condition.

4. SERVICE EQUIPMENT

a. Clearances: ☒ Good ☐ Requires Repair

Describe the Nature of Repairs:

In good condition.

5. ELECTRIC ROOMS

a. Clearances: ☒ Good ☐ Requires Repair

Describe the Nature of Repairs:

In good condition.

6. GUTTERS, WIREWAYS, ETC.

a. Location: ☒ Good ☐ Requires Repair

Describe the Nature of Repairs:

In good condition.

b. Taps and Box Fill: ☒ Good ☐ Requires Repair

Describe the Nature of Repairs:

In good condition.

7. ELECTRICAL SWITCHGEAR

a. Panel # (House 1) ☒ Good ☐ Needs Repairs

b. Panel # (House 2) ☒ Good ☐ Needs Repairs

c. Panel # (House 3) ☒ Good ☐ Needs Repairs

d. Panel # (Generator) ☒ Good ☐ Needs Repairs

e. Panel # (Elev 1 and 2) ☒ Good ☐ Needs Repairs

Describe the Nature of Repairs:

f. Panel # (Laundry Room) Condition: Good

8. BRANCH CIRCUITS

- a. Identified: ☒ Yes ☐ Must Be Identified
- b. Conductors: ☒ Good ☐ Deteriorated ☐ Must Be Replaced

Describe the Nature of Repairs:

In good condition.

9. GROUNDING OF SERVICE

☒ Good ☐ Repairs Required

Comments:

In good condition.

10. GROUNDING OF EQUIPMENT

☒ Good ☐ Repairs Required

Comments:

In good condition.

11. SERVICE CONDUITS/RACEWAYS



Good



Repairs Required

Comments:

In good condition.

12. SERVICE CONDUCTOR AND CABLES



Good



Repairs Required

Comments:

In good condition.

13. GENERAL CONDUIT/RACEWAYS



Good



Repairs Required

Comments:

In good condition.

14. FEEDER CONDUCTORS

Good



Repairs Required

Comments:

In good condition.

15. BUSWAYS

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

N/A

16. OTHER CONDUCTORS

Good



Repairs Required

Comments:

In good condition.

17. EMERGENCY LIGHTING

Good



Repairs Required

Comments:

In good condition.

18. BUILDING EGRESS ILLUMINATION



Good



Repairs Required

Comments:

In good condition.

19. FIRE ALARM SYSTEM



Good



Repairs Required

Comments:

N/A

20. SMOKE DETECTORS



Good



Repairs Required

Comments:

N/A

21. EXIT LIGHTS



Good



Repairs Required

Comments:

In good condition.

22. EMERGENCY POWER SYSTEMS

Good



Repairs Required

Comments:

Emergency generator: Will service emergency light systems and one elevator. It is located in a mechanical room in the garage. In good condition and well maintained.

23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES

Good



Repairs Required

Comments:

In Good Condition

24. SWIMMING POOL WIRING

Good



Repairs Required

Comments:

N/A

25. WIRING TO MECHANICAL EQUIPMENT

Good



Repairs Required

Comments:

In Good Condition

121 GOLDEN ISLES DRIVE, HALLANDALE BEACH FL 33009-GOLDEN ISLES CONDOMINIUM ASSOCIATION, INC.

ELECTRICAL, MECHANICAL AND LIFE SAFETY REPORT:



Image 1: Laundry room panel.



Image 2: Laundry room panel.

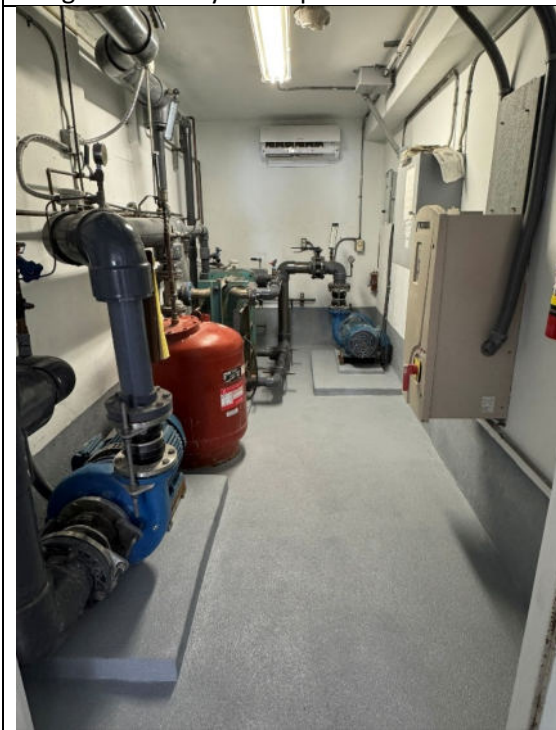


Image 3: Pump room.



Image 4: Pump room.