



Huntington

Enterprise Wall Project

January 30, 2024

Perimeter Wall Working Group

- Obtained a geotechnical investigation report of the Enterprise Wall in 2021 [Florida Geotechnical Engineering, Inc.]
- Documented the condition of the perimeter wall and established areas of priority
- Researched options for repair/replacement
- Secured detailed proposals for cost and scope of work for each option
- Presented options and proposals to Board of Directors at November 2023 board meeting

To assess subsurface conditions and relatively quantify the strength characteristics of the soils supporting the privacy wall

Field Investigation

- Inspect visual damage
- 10 hand auger borings
- 5 foundation test pits
- Lab analysis of 9 soil samples

Results

- Presence of shallow clayey soils that can shrink and swell based on moisture content
- Presence of organic content greater than generally considered suitable for foundations
- High variability in wall foundation construction

Conclusions

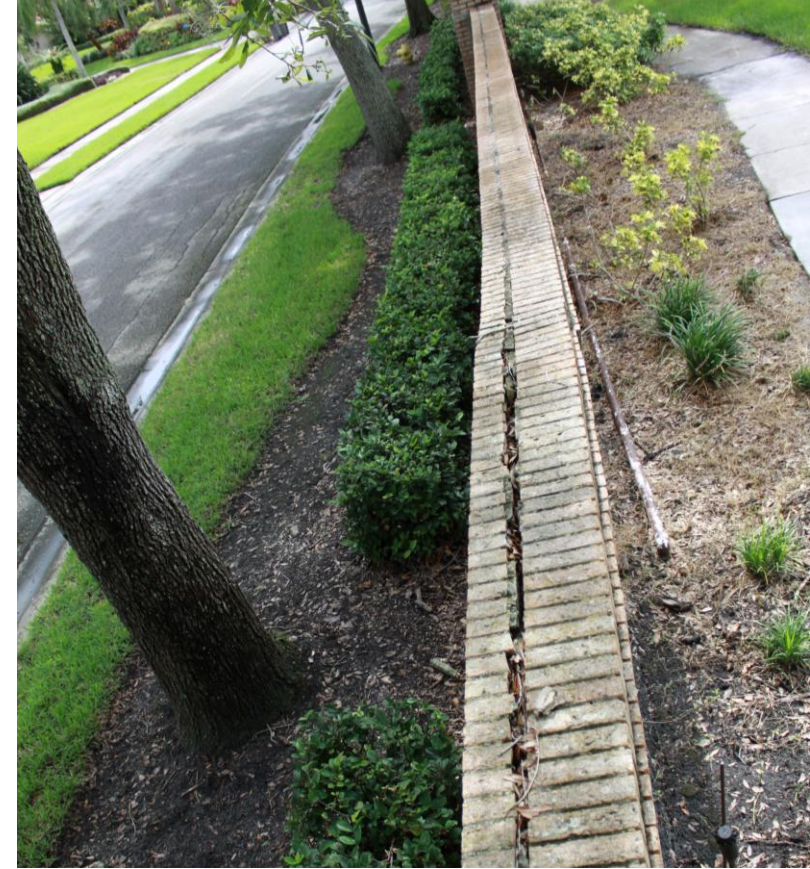
- Settlement related damages are due to loose, shallow soils
- Movement related damages are due to shrinking and swelling of clayey soils
- Aging building materials need continued maintenance



- Brick fascia detaching from wall
- Wall and pillar leaning toward Enterprise Road



- Delaminating brick fascia
- Failing mortar and expansion joints; cracked, eroded and separating





Inside damage on Huntington Place



Stucco is blistering,
cracking, and peeling



332.6 LF of Enterprise Wall replacement is the focus of this project

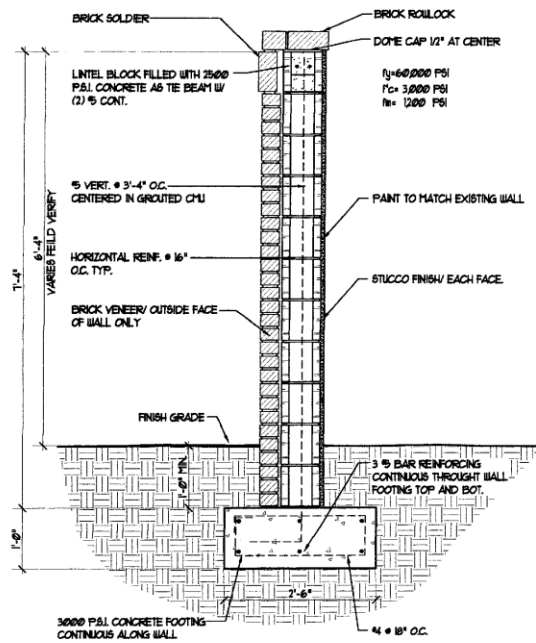


Mott's Contracting Services Proposal

- Stage site on Huntington Place with materials, trailers and equipment
- Demolish existing wall and footings
- Prune tree roots per Safety Harbor and Pinellas County arborist guidance
- Construct new block and footers per SK-10 drawing
- Construct new brick column/pier with footers per SK-11 drawing
- Install new brick face to wall
- Finish stucco on inside
- Rowlock and seal brick cap
- Prime and paint stucco

Renovation Specifications

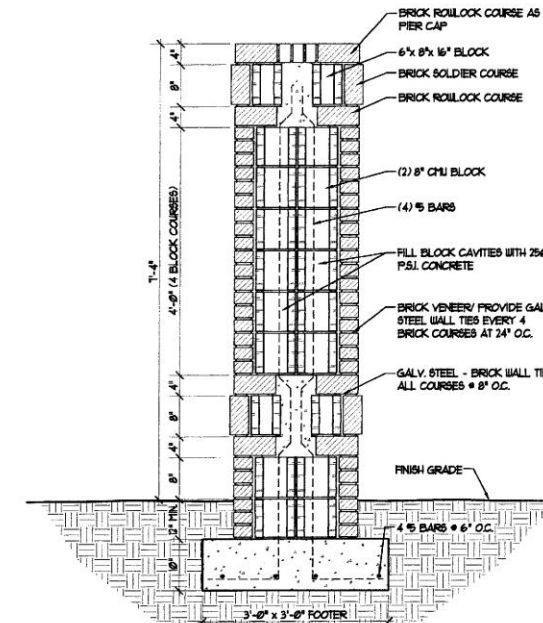
Brick Wall to Stucco Wall



1
SK-10
TYPICAL WALL SECTION WITH
BRICK ONE FACES
SCALE: 3/4" = 1'-0"

HUNTINGTON PERIMETER WALL RENOVATION TO STUCCO WALL	DESIGNED BY: TH	TYPICAL WALL SECTION	PROJECT NO:
	DRAWN BY: EKL		REVISION NO:
	CHECKED BY: -		SHEET NO:
	SCALE: 3/4" = 1'-0"		SK-10
	DATE: 4-23-10		

Brick Column/Pier



1
SK-3
TYPICAL BRICK PIER SECTION
SCALE: 3/4" = 1'-0"

RENOVATION TO BRICK WALL	DESIGNED BY: TH	STUCCO PIER SECTION	PROJECT NO:
	DRAWN BY: EKL		REVISION NO:
	CHECKED BY: -		SHEET NO:
	SCALE: -		SK-11
	DATE: 4-23-10		

Funding for Wall Project

Replace 333 Linear Foot of Enterprise Wall - Match existing wall type		\$300,000
Wall Reserve as of 1/1/2024		\$200,000
Shortfall		\$100,000
Funding of Shortfall		
Homeowner Assessment of \$1,750 per Lot	\$87,500	
Move \$12,500 from Guardhouse Reserve to Wall Reserve	\$12,500	
Total		\$100,000

Questions?

Special Meeting of the Membership

February 15, 2024

6:30 pm

Related documents may be reviewed on the Huntington website @
Huntington HOA of Safety Harbor