



May 4, 2021

Cindy Alexopoulos, LCAM
Sentry Management, Inc.
2605 Enterprise Road, East, Suite 200
Clearwater, Florida 33759

**Re: Privacy Wall Geotechnical Investigation
Huntington HOA
Safety Harbor Florida
FGE Project Number 201452**

Dear Ms. Alexopoulos:

At your request, Florida Geotechnical Engineering, Inc (FGE) completed a geotechnical investigation at the referenced property. The purpose of this investigation was to assess subsurface conditions and relatively quantify the strength characteristics of the soils supporting the privacy wall generally located along the perimeter of the Huntington HOA property. Enclosed herein is a summary of the investigative activities performed by FGE and our recommendations regarding the wall.

As part of the investigation, FGE was provided quote from Mott's Contracting Services to repair damages to the wall. In the quote, various damage mechanisms were discussed that mainly centered around moisture entering the wall. In general, FGE agrees with the assessments of Mott's Contracting Services although no geotechnical evaluations were provided. This report provides geotechnical context to the evaluation of the wall damages and repair.

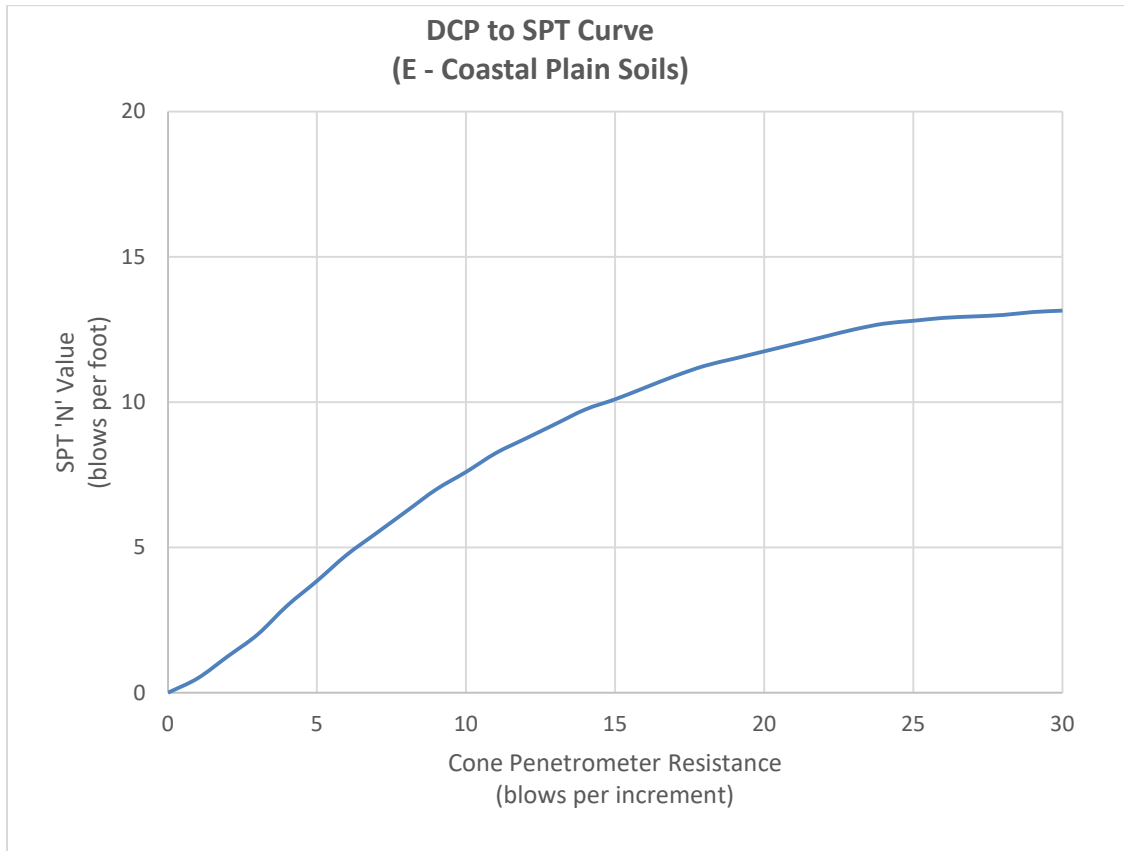
GEOTECHNICAL ASSESSMENT

FGE performed a field investigation at the subject property that consisted of a visual damage assessment of the wall, ten (10) hand auger borings, five (8) foundation test pits, and laboratory analysis of nine (9) soil samples.

HAND CONE PENETROMETER MEASUREMENTS

The single mass dynamic cone penetrometer consists of a measuring instrument, a probing rod and a cone tip. The penetrometer is pushed perpendicular into the soil and provides a method of assessing soil strength via relative density. The penetrometer is equipped with a 45-degree conical tip and a 15-lb slide hammer that free falls 20-inches. Dynamic cone penetrometer readings were collected during the hand

auger borings to estimate the relative density and/or consistency of the surficial soils. The relative density designations are calculated based on soil type and the below graph.



Source: Humboldt Mfg. Co. Dynamic Cone Penetrometer Manual H-4202A

SANDY SOILS	
'N' Value (Blows per foot)	Relative Density
0 – 4	Very Loose
5 – 10	Loose
11 – 30	Medium Dense
31 – 50	Dense
50+	Very Dense

CLAYEY & SILTY SOILS	
'N' Value (Blows per foot)	Relative Consistency
0 – 2	Very Soft
3 – 4	Soft
5 – 8	Firm
9 – 15	Stiff
16 – 30	Very Stiff
30+	Hard

Based on the cone penetrometer readings, the equivalent SPT 'N' values range from 1 to 13 blows per foot. These measurements indicate primarily very loose to medium dense relative densities for the shallow sandy soils and soft to stiff consistencies for the shallow clayey soils.

HAND AUGER BORINGS

The hand auger borings were completed using a stainless-steel bucket type auger that allows samples to be collected and visually classified at approximate 12-inch intervals. Dynamic hand cone penetrometer data was also gathered from the hand auger borings which were completed adjacent to the privacy wall.

Ten (10) hand auger borings were performed as part of the investigation to determine the soil types adjacent to, and below, the wall foundation(s). The soil descriptions are based on visual inspection of the hand auger samples, and the soil classifications were performed in general accordance with the Unified Soil Classification System (USCS). The hand auger borings were performed to a maximum depth of seven (7) feet and the groundwater table was only encountered in two (2) borings at approximately 6.5 feet below land surface (ft-bls). The hand auger boring logs are presented in **Attachment A**.

The HA borings encountered sand, clayey sand, and sandy clay. The layering of the soil types is significantly variable. The majority of the shallow sandy soil is very loose to loose, and the majority of the clayey soils is firm.

Laboratory Analysis

Nine (9) soil samples from the soil borings were submitted for laboratory testing. The samples were collected and tested in accordance with the American Society for Testing and Materials (ASTM) specifications and processed to verify the Unified Soil Classification System (USCS) soil descriptions and properties. The complete analytical results are presented in **Attachment B**.

Eight (8) clayey soil samples were analyzed for liquid and plastic limits and moisture content, and one sample was analyzed for organic content. The soil samples were analyzed in accordance with ASTM D-1140 and ASTM 2974-07a.

The laboratory analysis of the clayey soil samples shows that the shallow clayey soils have the ability to shrink and swell in response to moisture changes. The organic analysis of one sample from HA-9 contained an organic content of 9.2%. Soils with organic contents greater than 5% are generally considered unsuitable as foundation bearing soils.

Test Pit Excavations

Eight (8) test pit excavations were performed to evaluate the construction, adequacy and dimensions of the wall foundation(s). The results of test pit excavations generally show that the wall is supported on a

shallow strip foundation, although the foundation construction is highly variable. While the variable foundations are not ideal, the variability is common given the length of the wall. The test pits show the foundation embedment ranged from 7 to 31 inches, the width ranged from 8 to 29 inches, and the thickness from 4 to 7.5 inches.

CONCLUSIONS

Based on the subsurface data and our visual inspection of the privacy wall, the wall has sustained settlement-related damage. The settlement related damage is due to the shallow soil conditions primarily, with a minor degree of damage being the result of variable wall support based on the foundation(s) construction, which is highly variable.

One significant issue is the prominent presence of very loose shallow sandy soil. This soil is susceptible to densification due to environmental factors such as traffic vibrations and water infiltration. The wide presence of very loose shallow soil below the wall indicates very little, if any, vibratory compaction was performed at the time the foundation(s) was poured and the wall was constructed. This condition can only be addressed by compacting the soils below the wall (remove and replace wall) or stabilizing the soils below and adjacent to the wall in situ using chemical grout injection.

The other significant factor in the wall stability is the presence of shallow clayey soils with the ability to shrink and swell in response to changes in moisture. The soils shrink during dry periods (settle) and expand during wet periods (swell); both conditions can move the wall and cause damage. This condition can be addressed by removal of the shallow clayey soil (remove and replace wall) or via the installation of pier supports.

The result of this investigation is that the wall has damage because of movement, because of the way the wall foundation(s) was constructed, and normal aging of the building materials. The damages that are the result of aging building materials is normal and can be maintained via normal maintenance. The damages that are the result of soil conditions will require more than normal maintenance and should be expected to continue.

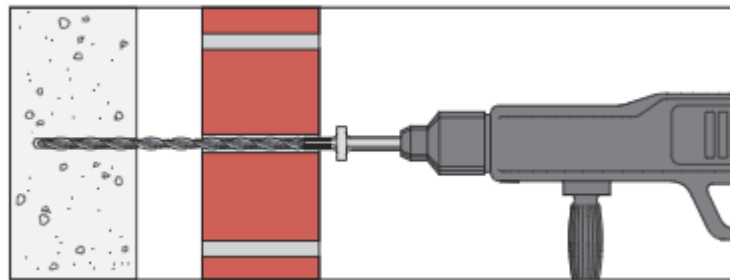
RECOMMENDATIONS

Based on the subsurface conditions and considering the age of the wall structure, it is recommended that the Board budget for replacement of the wall in the next 5-10 years. Considering the subsurface conditions that caused a majority of the damages, we would recommend the Board consider a more flexible style of wall system, often referred to as a Post-and-Panel wall type. It consists of a pre-cast concrete post that is set into a shallow caisson (cylindrical concrete shaft ~36" in diameter and 8 feet deep). The fence panels are also pre-cast with decorative concrete formed sides that can look quite decorative depending on the design. The panels are lowered into a concrete track on the post for placement. This type of wall, while rigid in construction and able to withstand hurricane force winds, the

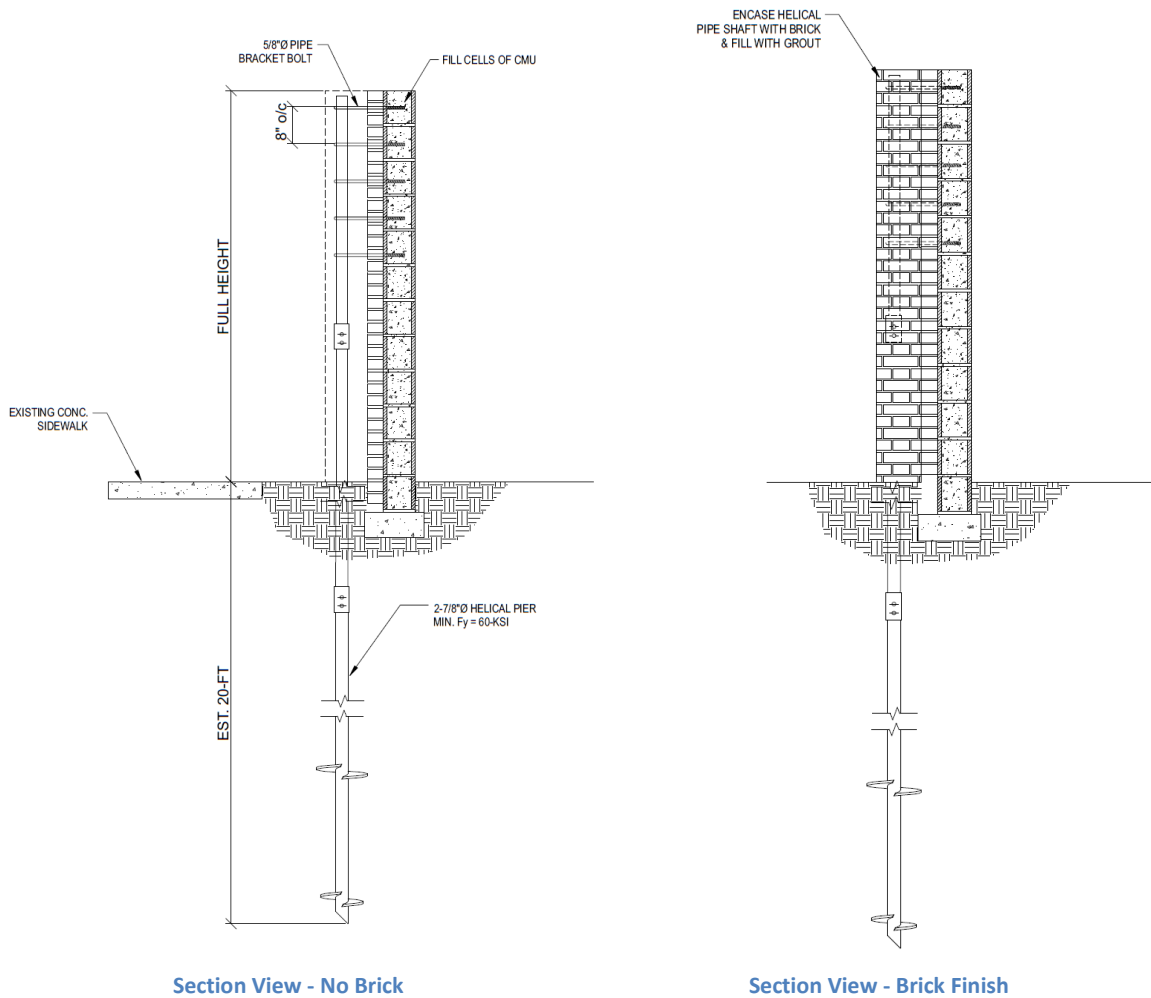
track connection allows for flexibility when it comes to localized differential movement. Additionally, the panels are rigid enough to withstand any localized heaving of the shallow soils in response to the clay.

In the interim, some temporary repairs can be made to allow the existing wall to safely operate while funds for a new wall are procured. Generally there are three (3) grades of damage that have been observed. The first is the least significant, and generally is comprised of cosmetic cracks. These can be filled with a flexible elastomeric filler and repainted.

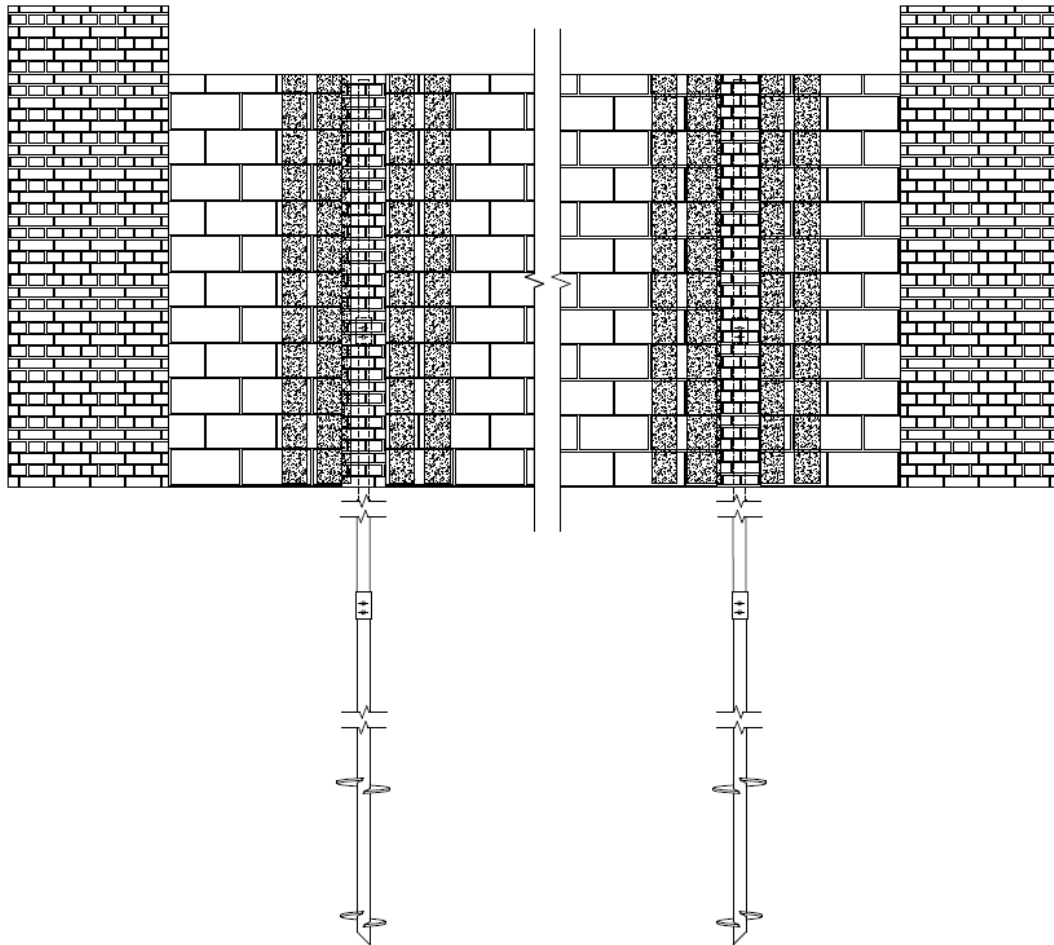
The second are primarily where the brick fascia is detaching from the wall (likely to water intrusion). This can be repaired by installing a retrofit brick repair tie. A good quality and readily available type is the Simpson Heli-Tie™ Helical Wall Tie. The ties are simply drilled into the mortar bed of the existing brick and epoxied in-place to reconnect the brick to the wall structure.



The third type of damage is a little more severe where the walls are leaning out of plumb. Two options to repair this are available. The first requires at least 10-ft of land directly next to the wall, and is referred to as a butress. The second, can be installed in limited access areas. It is a customized repair method designed by FGE for your situation. See below.



The Helical pile would be installed to a design depth, then mechanically fastened to the wall as shown above. Then can be encased in a brick finish for ascetics. This will provide the wall adequate lateral stability to be safely operated while funds for a new wall are procured.



Elevation View

FGE will be providing additional detail regarding these repairs, but wanted to provide this information for the purposes of the Boards meeting.

We greatly appreciate the opportunity to support you with this effort and we are available to provide additional assistance regarding the recommendations presented herein upon request.

Sincerely,

FLORIDA GEOTECHNICAL ENGINEERING, INC.

Cindy Alexopoulos, LCAM
June 16, 2021
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Florida Geotechnical Engineering, Inc.
Privacy Wall Geotechnical Investigation

John R. Edwards, P.E.
Senior Geotechnical Engineer
FL License No. 46584

Attachments (2)

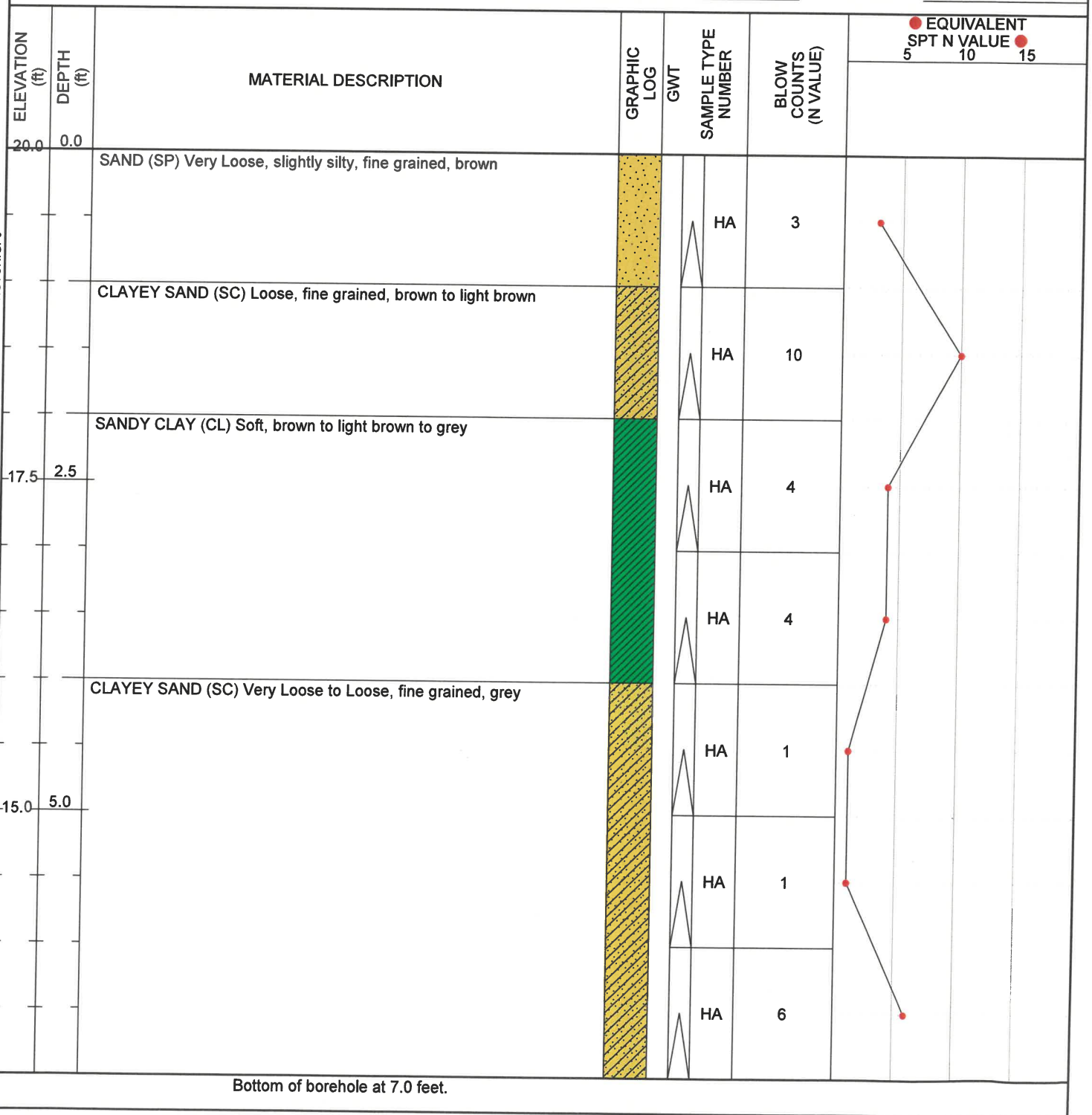
ATTACHMENT A



P.O. Box 76006
 Tampa, Florida 33675
 Telephone: 813-248-4720
 Fax: 813-248-4835

CLIENT Sentry Management PROJECT NAME Huntington Privacy Wall
 PROJECT NUMBER 201452 PROJECT LOCATION Safety Harbor, FL
 DATE 3/23/21 GROUND ELEVATION 20 ft
 DRILLING CONTRACTOR FGE SHGWT LEVEL _____
 DRILLING METHOD ASTM D-1452 GROUND WATER LEVEL --- Not Encountered to 7 ft-bls
 BORING LOCATION See Figure 2 - Site Plan and Testing Locations LOGGED BY D. Penkava

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ELEVATION (ft)	DEPTH (ft)	MATERIAL DESCRIPTION	GRAPHIC LOG	GWT	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	EQUIVALENT SPT N VALUE		
							5	10	15
20.0	0.0	SAND (SP) Very Loose to Loose, slightly silty, fine grained, brown	[Yellow dotted pattern]		HA	4			
		Minor rocks from 0 to 2 ft-bls				HA	7		
		SANDY CLAY (CL) Soft, light brown	[Green diagonal pattern]						
17.5	2.5	SAND (SP) Very Loose, slightly silty, fine grained, brown	[Yellow dotted pattern]		HA	4			
		CLAYEY SAND (SC) Loose, fine grained, brown to light brown	[Yellow diagonal pattern]		HA	8			
					HA	10			
15.0	5.0	SANDY CLAY (CL) Medium Stiff, grey-green to light brown	[Green diagonal pattern]		HA	6			
					HA	7			

Bottom of borehole at 7.0 feet.

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							5	10	15	
20.0	0.0	SAND (SP) Very Loose, slightly silty, fine grained, brown	[Dotted pattern]	[Wavy line]	HA	3				
		Minor rocks and roots from 0 to 1 ft-bls								
		CLAYEY SAND (SC) Loose, fine grained, brown to light brown	[Diagonal hatching]	[Wavy line]	HA	9				
17.5	2.5	SAND (SP) Medium Dense, slightly silty, fine grained, light brown	[Dotted pattern]	[Wavy line]	HA	13				
		SANDY CLAY (CL) Soft to Medium Stiff, dark grey to pale green to light brown to orange	[Green diagonal hatching]	[Wavy line]	HA	3				
							HA	6		
							HA	6		
							HA	5		

Bottom of borehole at 7.0 feet.

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							5	10	15
20.0	0.0	SAND (SP) Very Loose, slightly silty, fine grained, brown	[Dotted pattern]		HA	2			
		CLAYEY SAND (SC) Very Loose to Loose, slightly silty, fine grained, brown	[Diagonal hatching]		HA	6			
17.5	2.5				HA	2			
					HA	2			
		SANDY CLAY (CL) Soft to Medium Stiff, light brown to brown to grey to orange	[Green diagonal hatching]		HA	5			
15.0	5.0				HA	4			
					HA	5			

Bottom of borehole at 7.0 feet.

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BORING HA-5

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							5	10	15
20.0	0.0	SAND (SP) Very Loose, slightly silty, fine grained, brown	[Dotted pattern]		HA	1			
		CLAYEY SAND (SC) Loose to Medium Dense, fine grained, brown to light brown	[Diagonal hatching]		HA	5			
17.5	2.5				HA	9			
					HA	8			
					HA	12			
15.0	5.0	SAND (SP) Loos, slightly silty, fine grained, brown	[Dotted pattern]		HA	6			
		SANDY CLAY (CL) Medium Stiff, grey	[Green diagonal hatching]		HA	6			

Bottom of borehole at 7.0 feet.

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							5	10	15
20.0	0.0	CLAYEY SAND (SC) Loose, light brown			HA	9			
		SANDY CLAY (CL) Stiff, light brown to grey			HA	13			
17.5	2.5	CLAYEY SAND (SC) Medium Dense, light brown to grey to orange			HA	11			
					HA	13			
					HA	13			
15.0	5.0	SAND (SP) Medium dense, slightly silty, fine grained, brown			HA	13			
					HA	12			

Bottom of borehole at 7.0 feet.



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							5	10	15
20.0	0.0	SAND (SP) Loose, slightly silty, fine grained, brown	[Dotted pattern]		HA	5			
		CLAYEY SAND (SC) Loose, brown to grey to red	[Diagonal lines]		HA	10			
		Minor rocks from 1 to 2 ft-bl							
		SAND (SP) Lose, slightly silty, fine grained, brown	[Dotted pattern]		HA	8			
17.5	2.5				HA	5			
		CLAYEY SAND (SC) Loose, fine grained, light brown	[Diagonal lines]		HA	5			
		SANDY CLAY (CL) Medium Stiff, light brown to brown to grey to red	[Green diagonal lines]		HA	6			
15.0	5.0				HA	6			
					HA	6			

Bottom of borehole at 7.0 feet.

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							5	10	15
20.0	0.0	SAND (SP) Loose, slightly silty, fine grained, brown			HA	6			
		SANDY CLAY (CL) Soft to Medium Stiff, grey to red to green to light brown			HA	6			
					HA	6			
	17.5				HA	8			
					HA	4			
	15.0				HA	5			
					HA	5			

Bottom of borehole at 7.0 feet.

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 DATE 3/23/21 GROUND ELEVATION 20 ft
 DRILLING CONTRACTOR FGE SHGWT LEVEL _____
 DRILLING METHOD ASTM D-1452 GROUND WATER LEVEL 6.50 ft / Elev 13.50 ft
 BORING LOCATION See Figure 2 - Site Plan and Testing Locations LOGGED BY D. Penkava

ELEVATION (ft)	DEPTH (ft)	MATERIAL DESCRIPTION	GRAPHIC LOG	GWT	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	EQUIVALENT SPT N VALUE		
							5	10	15
20.0	0.0	SAND (SP) Very Loose to Medium Dense, slightly silty, fine grained, brown to light brown			HA	8			
					HA	4			
17.5	2.5				HA	1			
					HA	9			
					HA	11			
					HA	8			
					HA	3			
		Organics							
		CLAYEY SAND (SC) Very Loose, fine grained, brown to light brown to grey							
		SANDY CLAY (CL) Soft, brown to light brown to grey							

Bottom of borehole at 7.0 feet.

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BORING HA-10

CLIENT Sentry Management PROJECT NAME Huntington Privacy Wall
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 DATE 3/23/21 GROUND ELEVATION 20 ft
 DRILLING CONTRACTOR FGE SHGWT LEVEL _____
 DRILLING METHOD ASTM D-1452 GROUND WATER LEVEL 6.50 ft / Elev 13.50 ft
 BORING LOCATION See Figure 2 - Site Plan and Testing Locations LOGGED BY D. Penkava

ELEVATION (ft)	DEPTH (ft)	MATERIAL DESCRIPTION	GRAPHIC LOG	GWT	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	EQUIVALENT SPT N VALUE		
							5	10	15
20.0	0.0	SAND (SP) Very Loose to Loose, slightly silty, fine grained, brown	[Yellow dotted pattern]	[Wavy line]	HA	3			
					HA	7			
17.5	2.5	CLAYEY SAND (SC) Medium Dense, fine grained, brown	[Yellow diagonal pattern]	[Wavy line]	HA	11			
		SANDY CLAY (CL) Medium Stiff, brown to grey to red	[Green diagonal pattern]	[Wavy line]	HA	8			
		CLAYEY SAND (SC) Loose, fine grained, brown to red	[Yellow diagonal pattern]	[Wavy line]	HA	6			
15.0	5.0	SANDY CLAY (CL) Medium Stiff, brown to grey to red	[Green diagonal pattern]	[Wavy line]	HA	3			
		CLAYEY SAND (SC) Very Loose, fine grained, brown to grey to pale green	[Yellow diagonal pattern]	[Wavy line]	HA	3			
			[Yellow diagonal pattern]	[Wavy line]	HA	3			

Bottom of borehole at 7.0 feet.

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ATTACHMENT B



PO Box 76006
Tampa, Florida 33675
Tel: (813) 248-4720
Fax: (813) 248-4835
www.figeotech.com

Project No.: 201452
Project Name: Huntington H.O.A.
Project Address: Subdivision located in Section 33,
Township 28 S, Range 16 E, Safety Harbor, FL
Client: Huntington H.O.A.
Date Tested: 4/5/2021
Test By: D. Penkava
Checked By:

ASTM Standard: D 1140
Test Method: Moisture - A / Passing #200 Sieve
Sample Location: (1) HA-8; (4-5')
(2) HA-8; (1-2')
(3) HA-6; (4-5')
(4) HA-1; (3')

Moisture Content/Minus #200 Sieve Analysis

Sample	$W_c + S_w$ (g)	$W_c + S_b$ (g)	W_c (g)	Solids Content (%)	Moisture Content (%)	$W_c + S_R$ (g)	<#200 (%)
1	179.95	138.98	4.58	76.6%	30.5%	66.50	53.9%
2	176.62	149.93	4.55	84.5%	18.4%	104.31	31.4%
3	172.18	138.73	4.58	80.0%	24.9%	66.58	53.8%
4	169.40	145.13	4.56	85.3%	17.3%	104.87	28.6%

Sample	Soil Description
1	CL, brown, gray and red.
2	CL, pale green, gray and light brown.
3	SC, light brown, gray and orange.
4	CL, brown, light brown and gray.

Formulas

$$W_c = \frac{\text{Weight of Container}}{\text{Weight of Wet Sample}} \times 100$$

$$S_w = \frac{\text{Weight of Wet Sample}}{\text{Weight of Dry Sample}} \times 100$$

$$S_b = \frac{\text{Weight of Dry Sample}}{\text{Weight of Sample Retained}} \times 100$$

$$S_R = \frac{\text{Weight of Sample Retained}}{\text{Weight of Sample Retained}} \times 100$$



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www.figeotech.com

Project No.: 201452
Project Name: Huntington H.O.A.
Project Address: A Subdivision Part of Section 33, Township 28 S,
Range 16 E, Safety Harbor, FL
Client: Huntington H.O.A.
Date Tested: 4/5/2021
Test By: D. Penkava
Checked By:

ASTM Standard: D 1140
Test Method: Moisture - A / Passing #200 Sieve
Sample Location: (5) HA-2; (5-6')
(6) HA-3; (3-4')
(7) HA-4; (6-7')
(8) HA-7; (5-6')

Moisture Content/Minus #200 Sieve Analysis

Sample	$W_C + S_W$ (g)	$W_C + S_D$ (g)	W_C (g)	Solids Content (%)	Moisture Content (%)	$W_C + S_R$ (g)	<#200 (%)
5	186.10	136.85	4.64	72.9%	37.3%	41.73	71.9%
6	177.37	137.73	4.62	77.1%	29.8%	81.12	42.5%
7	192.53	146.19	4.60	75.3%	32.7%	71.85	52.5%
8	199.26	159.76	4.61	79.7%	25.5%	92.55	43.3%

Sample	Soil Description
5	CL, gray and green.
6	CL, dark gray.
7	CH, light brown, gray and orange.
8	CL, light brown, brown, gray and red.

Formulas

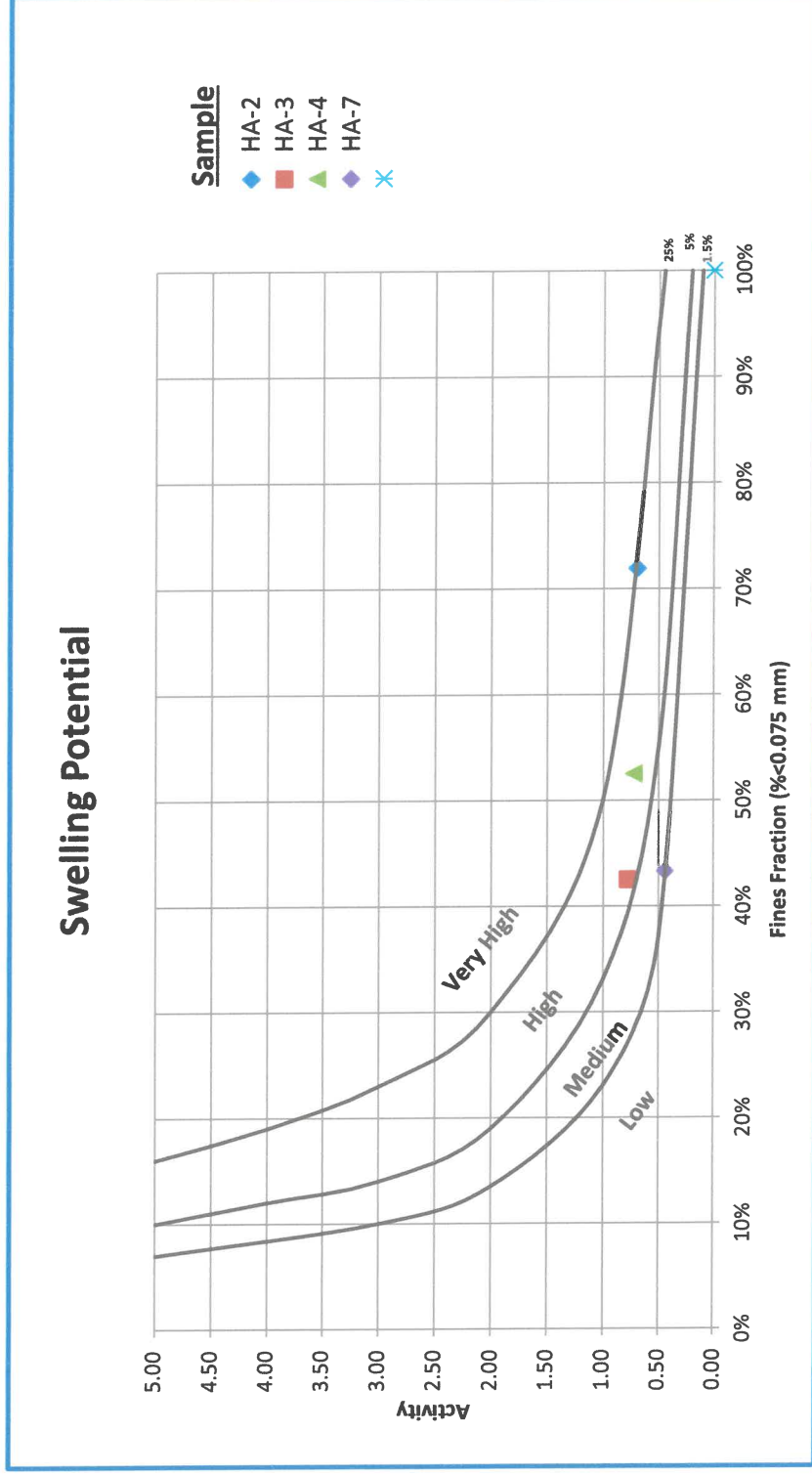
$$W_c = \frac{\text{Weight of Container}}{\text{Weight of Wet Sample}} \times 100$$

$$S_w = \left[\frac{S_w - S_D}{S_D} \right] \times 100$$

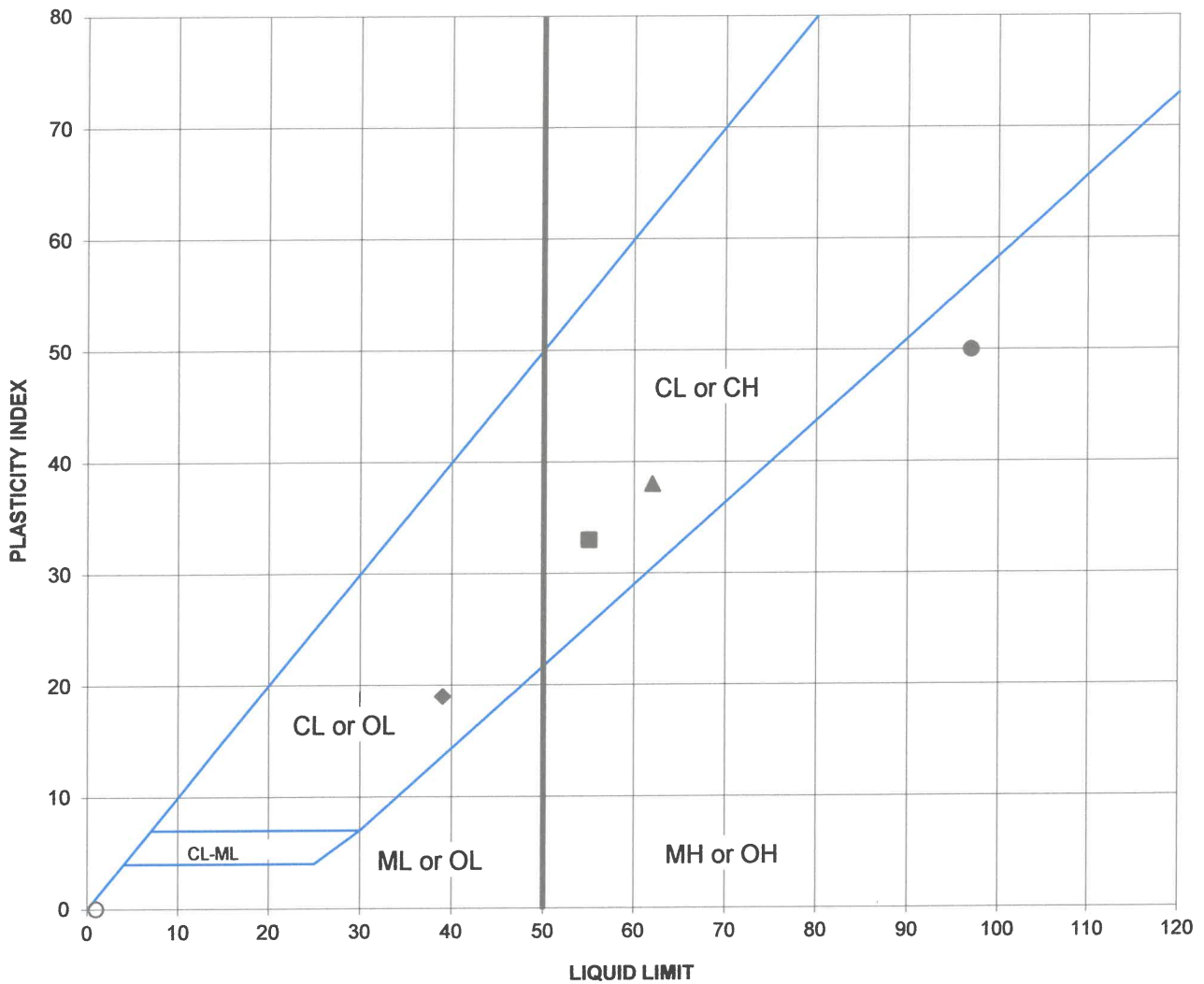
$$S_D = \frac{\text{Weight of Dry Sample}}{\text{Weight of Sample Retained}} \times 100$$

$$S_R = \left[\frac{S_D - (S_R - W_C)}{S_D} \right] \times 100$$

Sample	USCS	Fines Fraction % <0.075mm	Activity	Plastic Limit %	Liquid Limit %	Plasticity Index %
HA-2	CL	72%	0.70	47	97	50
HA-3	CL	43%	0.78	22	55	33
HA-4	CH	53%	0.72	24	62	38
HA-7	CL	43%	0.44	20	39	19



LIQUID AND PLASTIC LIMITS

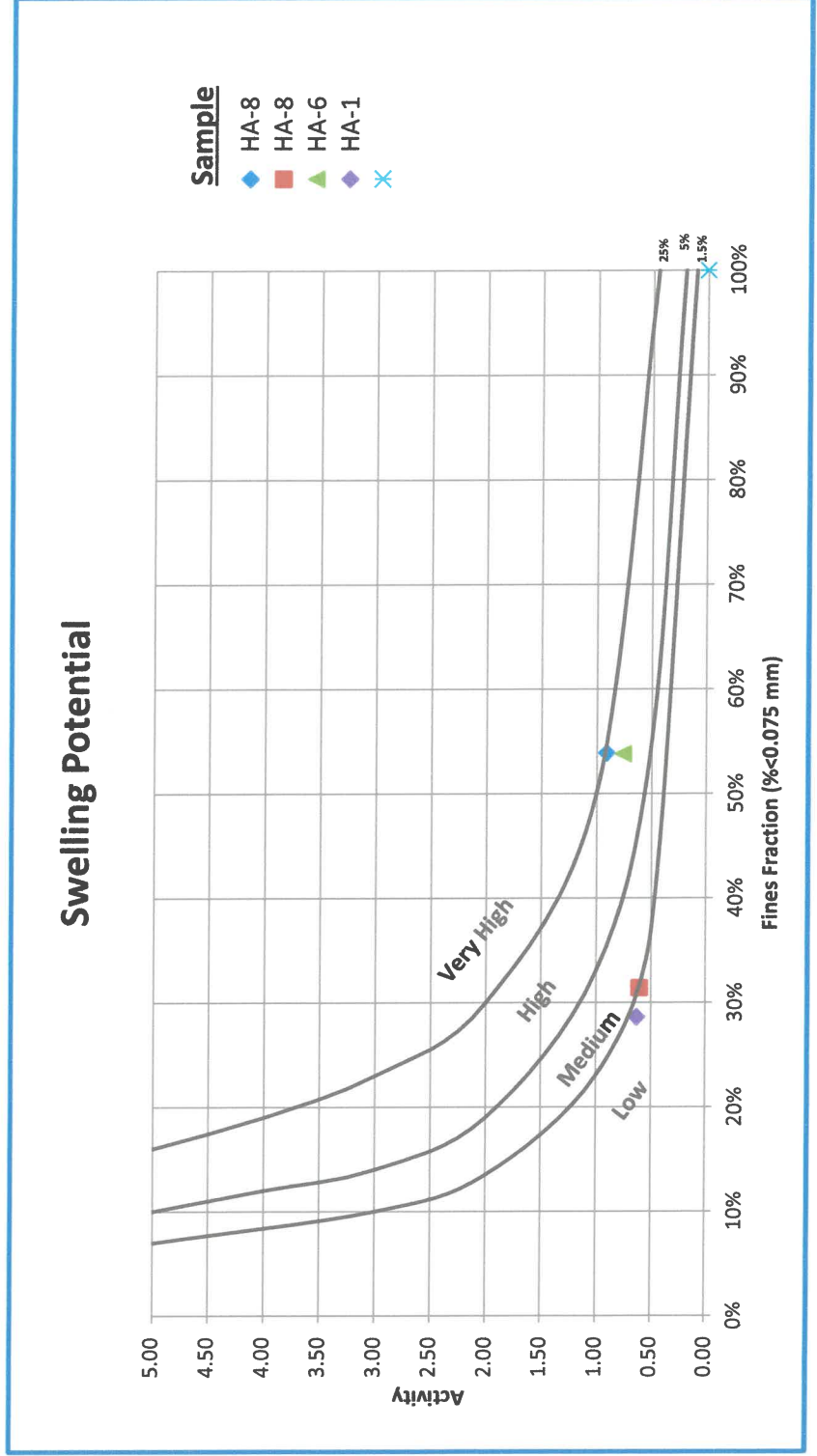


Symbol	Source	Depth	USCS	In-situ Moisture Content, %	Plastic Limit	Liquid Limit	Plasticity Index	Liquidity Index
●	HA-2	5-6'	CL		47	97	50	
■	HA-3	3-4'	CL		22	55	33	
▲	HA-4	6-7'	CH		24	62	38	
◆	HA-7	5-6'	CL		20	39	19	

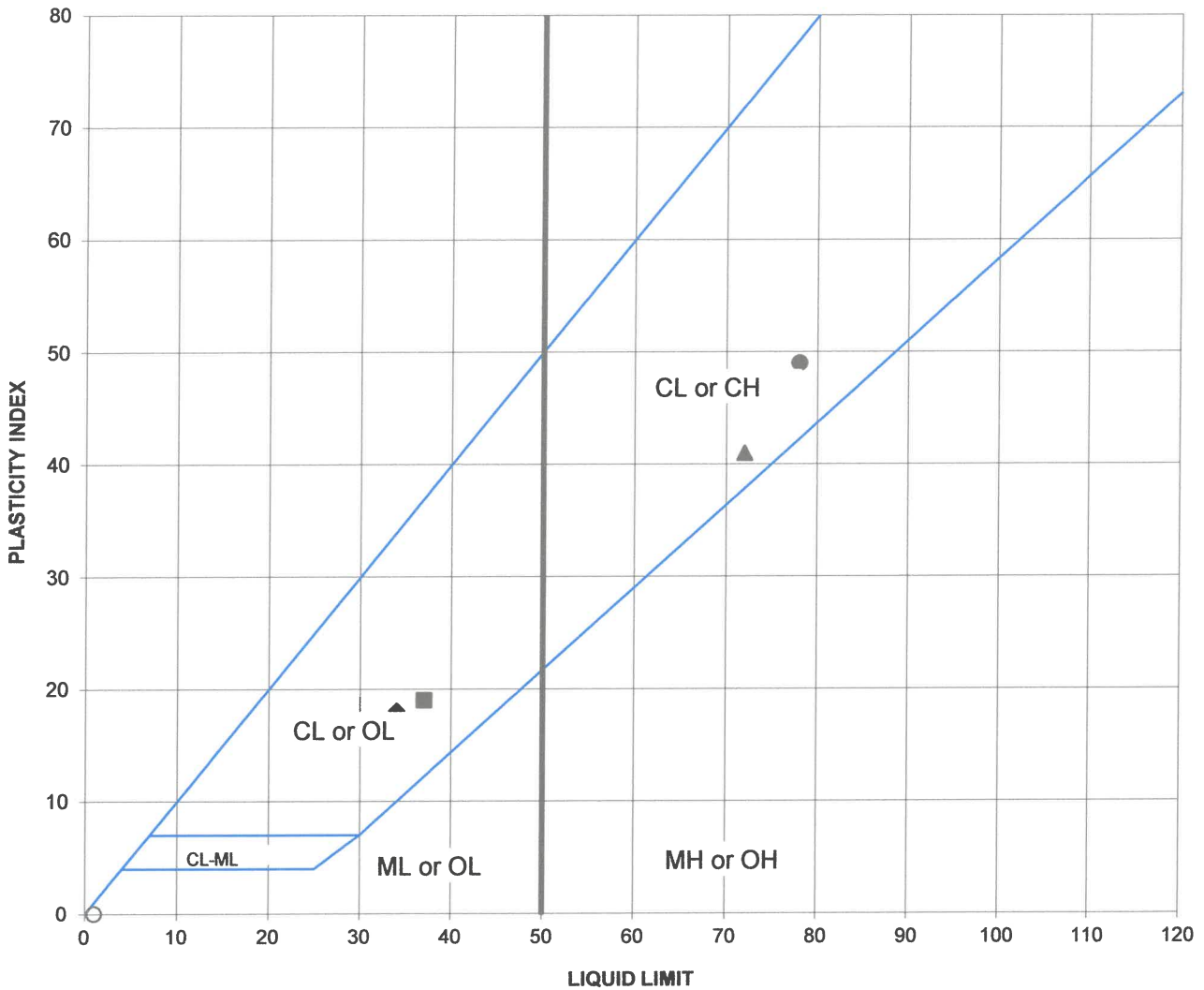


Client: Huntington H.O.A.
Project: Huntington H.O.A.
Tested By: D. Penkava
Project No.: 201452 **Figure:** 1

Sample	USCS	Fines Fraction % <0.075mm	Activity	Plastic Limit %	Liquid Limit %	Plasticity Index %
HA-8	CL	54%	0.91	29	78	49
HA-8	CL	31%	0.61	18	37	19
HA-6	SC	54%	0.76	31	72	41
HA-1	CL	29%	0.63	16	34	18



LIQUID AND PLASTIC LIMITS



Symbol	Source	Depth	USCS	In-situ Moisture Content, %	Plastic Limit	Liquid Limit	Plasticity Index	Liquidity Index
●	HA-8	4-5'	CL	#DIV/0!	29	78	49	#DIV/0!
■	HA-8	1-2'	CL	#DIV/0!	18	37	19	#DIV/0!
▲	HA-6	4-5'	SC	#DIV/0!	31	72	41	#DIV/0!
◆	HA-1	3'	CL	#DIV/0!	16	34	18	#DIV/0!



Client: Huntington H.O.A.
Project: Huntington H.O.A.
Tested By: D. Penkava
Project No.: 201452 **Figure:** 1