



Amy Lynch <gm@thebanyanresort.com>

Cigar House - Tree Concerns

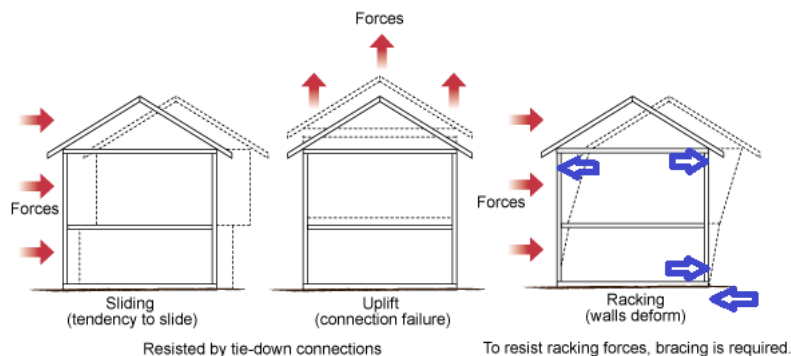
8 messages

Robert Hulec <Bob@lakewood-engineering.com>
To: Amy Lynch <gm@thebanyanresort.com>

Wed, Jan 8, 2025 at 4:57 PM

Hi Amy –

During the inspection of the Cigar House yesterday, I observed some concerning cracking in locations that suggest the large sapodilla tree is exerting forces onto the structure. Active and recurring cracks in the gable roof, several repaired cracks near the baseboards (opposite of the tree location), and large spalled concrete areas on the outer edge of the floor slab all indicate that the structure is potentially experiencing slight racking during wind events. In the racking image below, I am showing locations of the cracks in blue arrows. This gives a very rough visualization of how the tree pushing at the eave can create the observed crack patterns.



While it is absolutely possible that the cracks could be due to other issues, such as poor drywall compound work, moisture, etc., I think it's highly likely that the tree is the primary culprit. Unfortunately, I would recommend removal of the tree. If the tree is left in place, additional cracking and potentially further damage to the structure during wind events are very likely. I would also recommend future repair of the spalling (within the next year or so), as reinforcement bar corrosion will only worsen over time and drive repair costs up.

If you or Ross have any questions, please don't hesitate to reach out. Thanks.

Bob Hulec

Lakewood Engineering

305-890-6284

Amy Lynch <gm@thebanyanresort.com>

Wed, Jan 8, 2025 at 5:03 PM

To: Ross Rappaport <ross1759@gmail.com>, Joe <bsandfred@comcast.net>, Harry Vann <hvann@aol.com>

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This email was sent from my iPhone. Please excuse any typos/brevity.

~Amy

Amy L. Lynch
Resort Manager
The Banyan Resort

Ross Rappaport <ross1759@gmail.com>
To: Amy Lynch <gm@thebanyanresort.com>
Cc: Joe <bsandfred@comcast.net>, Harry Vann <hvann@aol.com>

Wed, Jan 8, 2025 at 5:59 PM

Amy

Thanks for sending. I'm glad you had Bob do a thorough review of the tree situation. Sadly, my position would be to follow his recommendations as he is the expert and I trust his professional opinion. If Joe and Harry agree, I guess we discuss at the next board meeting and we all agree on a path forward.

I assume your staff can take care of all the damage the tree has caused if it is removed so that would come from your maintenance budget? I assume you would recommend the appropriate time to do this before hurricane season??? There are lots of logistics to deal with but you are great with that.

Thanks

Ross
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Joseph Cimini <bsandfred@comcast.net>
To: Amy Lynch <gm@thebanyanresort.com>

Thu, Jan 9, 2025 at 9:29 AM

Amy,

I did not realize that THE CIGAR HOUSE IS ACTUALLY ON A CONCRETE SLAB. If this is true, it makes removing the tree both necessary and a problem.

You must remove the tree to prevent the roots and trunk from imposing on the slab foundation, but, once the tree is removed, the roots will slowly rot and allow the slab to sink and move as the portion currently supported by the root system slowly loses that support.

Do we have an estimate to remove the tree? I am afraid we may be looking at six figures since we will probably need a crane sitting on Eaton street it to

remove the largest portions. Expensive and a lot of hassle!

Joe

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Amy Lynch <gm@thebanyanresort.com>
To: Joseph Cimini <bsandfred@comcast.net>

Thu, Jan 9, 2025 at 9:36 AM

Tree guy is coming today for estimate.

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Amy Lynch <gm@thebanyanresort.com>
To: Robert Hulec <Bob@lakewood-engineering.com>

Thu, Jan 9, 2025 at 9:38 AM

Thank you for the quick turnaround on this.

~Amy

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hvann@aol.com <hvann@aol.com>
To: Ross Rappaport <ross1759@gmail.com>, Amy Lynch <gm@thebanyanresort.com>
Cc: Joe <bsandfred@comcast.net>

Sat, Jan 11, 2025 at 5:04 PM

Ross,

Joe and I had a conversation and he noted that the cost of removing the tree could be truly appalling, so that is a number we need to have before we have a discussion. I'm going to ask Sue to put this on the agenda, but it may not be ripe for discussion.

Joe also noted that a cheaper alternative might be to alter the structure to keep the tree off the structure. We'd need that number, too, which means we need to get someone involved who can give us both a plan and an estimate. We are not going to do this in high season, so we have time to get the data we need.

Harry

From: Ross Rappaport <ross1759@gmail.com>
Sent: Wednesday, January 8, 2025 5:59 PM
To: Amy Lynch <gm@thebanyanresort.com>
Cc: Joe <bsandfred@comcast.net>; Harry Vann <hvann@aol.com>
Subject: Re: Cigar House - Tree Concerns

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Ross Rappaport <ross1759@gmail.com>
To: "hvann@aol.com" <hvann@aol.com>
Cc: Amy Lynch <gm@thebanyanresort.com>, Joe <bsandfred@comcast.net>

Sat, Jan 11, 2025 at 5:43 PM

Harry

Yes, first step is to see if Amy can get 3 prices to take the tree down. I assume she has that in the works. What is the cost when the tree comes down in a storm? Insurance might cover us, but loss of use of what units could be damaged if

the tree comes down? Insurance costs go up? I would not put it on the agenda until Amy gets us pricing. To many what ifs until we get a price and we don't need to spend 15 minutes on this until we have all the information.

Thanks

Ross

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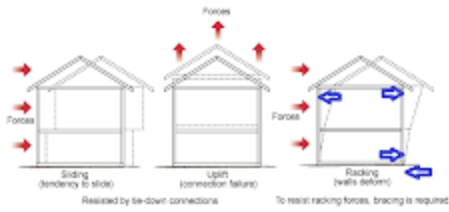


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