

Dear Oasis Community,

As part of our ongoing **50-year building recertification**, the engineers have identified a lighting deficiency in our parking areas that must be corrected immediately to meet Miami-Dade County requirements. Failure to comply could result in the county issuing a *Notice of Unsafe Structure*, which carries daily fines, potential occupancy restrictions, and mandatory disclosure obligations to unit owners and prospective buyers. **This is not a discretionary project — it is a legal requirement.**

### **What it will cost and how it is funded**

The full project is estimated at approximately \$150,000–\$200,000 and will have to be funded through a combination of our Community Improvements reserve and operating funds. Oasis closed last year in a good financial position, and while a project of this scale will have a meaningful impact on our cash flow — particularly alongside other recertification work already underway — **no increase to monthly maintenance fees is anticipated at this time.** Note that because this work constitutes mandatory maintenance required by governmental authority, it does not legally require a membership vote.

### **What the project involves**

A professional photometric study has been completed and accepted by our engineer, specifying the exact fixture type, placement, and light levels required for Miami-Dade compliance. The recertification requires addressing two categories of exterior lighting that no longer meet current safety and photometric standards:

- **Replacement of the tall globe post-top lights and poles** - The existing fixtures must be replaced with wind-resistant LED area lights and structural poles meeting current Miami-Dade code.
- **Installation of additional area lighting** in parking zones where the photometric study identified illumination gaps that must be corrected.

### **The fixtures**

All fixtures under consideration feature a flat disk design - a neutral shape that will not clash with the existing globe lights on patio walls and walkways. Multiple vendors are being evaluated on quality, warranty coverage, rated lifespan, and long-term replacement costs. Total project cost includes removal of existing poles, fixtures and cement bases, and full installation labor on the new equipment.

The one major benefit from this upgrade is that LED technology consumes significantly less electricity than the current fixtures, and immediate savings on common area electricity costs are expected upon installation — helping to offset the project investment over time.

**Why the full property is being addressed now**

Buildings A thru K require immediate attention, but buildings L thru P face the same recertification requirement in the near future. Completing the entire property now ensures a consistent look and a unified warranty that simplifies future maintenance. It also eliminates a second mobilization, permit, and photometric study, saving an estimated \$10,000 to \$15,000 versus doing it in phases.

**What happens next**

A community board meeting will be held to discuss the vendor proposals and make a final selection. Once a vendor is selected, equipment lead time is approximately 6 to 8 weeks, after which installation will begin. Advance notice will be provided before work begins in each zone.

***Oasis - A Condominium Association, Inc.***