



What the Engineers Found at Creciente

Building Condition & Reserve Summary · 7146 Estero Blvd, Fort Myers Beach · Penthouse 14, MLS# 2026011868

Every buyer weighing a 1975 beachfront building has the same two questions. What shape is the structure in, and who pays when something needs fixing? At Creciente, both answers exist in writing, inspected and sealed by a licensed Florida engineer. This page is a summary. The source documents are open to any prospective buyer.

2023

New roofs installed on all three buildings

42 of 49

Structural components rated Excellent by the engineer

110%

Structural reserve funding vs. the engineer's recommendation

\$0

Special assessments in the 25-year funding plan

The capital work is done, not pending

Between 2023 and 2025 the association completed the projects most older buildings still have ahead of them. New TPO roofing went on all three buildings in 2023, installed by Crowther Roofing and observed in excellent condition at the engineer's inspection. An extensive structural concrete restoration followed in 2024 and 2025, with a SOCOTEC engineer on site throughout. Every elevated balcony received new waterproofing in that same project, backed by a ten year warranty.

What the inspection found

SOCOTEC's Structural Integrity Reserve Study, required of every Florida condominium three stories or taller under Statute 718.112, was completed in December 2024 ahead of the statutory deadline and sealed by Casey Ward, P.E., Florida Registration No. 69788. Of the 49 components inspected, 42 were rated Excellent. The lowest-rated items in the entire study are three water pressure tanks, roughly \$5,000 apiece, already scheduled for 2026 replacement. The buildings themselves are cast-in-place concrete with concrete shear walls, a structural system the study classes at one hundred years or more of useful life with routine upkeep.

And the money to maintain it

The board's approved budget funds structural reserves at \$420,000 a year against the engineer's recommended \$380,000. Funding above the recommendation keeps the 25-year plan positive through 2049, through the next roof cycle, with no special assessments anywhere in the projection. Maintenance continues between studies too: 2025 committee minutes show plumbing repairs and stairwell painting approved years ahead of the reserve schedule.

Read it yourself. The complete reserve studies, budgets, insurance documents, and meeting minutes are available to any prospective buyer at crecienteowners.org/owner-dashboard. We will walk through any of it with you or your agent.

Sources: SOCOTEC Consulting Structural Integrity Reserve Study and General Reserve Study, both dated December 13, 2024 (Project VS240184). Creciente Condominium Association 2025 fiscal year operating budget, approved by the board June 20, 2024. Building and Grounds Committee minutes, August 28, 2025. Condition ratings, funding figures, and project history are drawn from those documents; three components carry no condition rating in the study. This summary is provided for discussion and is not a warranty of building condition or future fees. Buyers should review the source documents and verify all information independently.