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MONDAY June 8, 2026 @ 3 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Phase 3A Construction Progress: Patrick Flack

- a. Punch list items nearly complete; walkthrough scheduled for the following day.
- b. Perimeter railing installation progressing; south side and P2 deliveries expected Wednesday/Thursday, with completion targeted for end of month.
- c. P2 driveway repairs underway; coating to be applied in two phases.

2. Phase 3B – Atrium Concrete Restoration & Pedestal System: Patrick

- a. Patrick to provide updated pricing for the pedestal system by Wednesday.
- b. Wausau system and porcelain pavers discussed for the atrium project.

3. Atrium Design Process

- a. Building-wide survey on atrium design options to be sent to all owners (responses due June 23rd).
- b. Formal owner vote for a material alteration will be held after survey. Vote will include 2006 existing design, with safety and drainage modifications, and a new design incorporating owner feedback.

4. Pool Equipment & Contracts

- a. Pool contract with Spado Pools recommended for Board approval.
- b. Strong to coordinate with Spado on preferred electrician for pool equipment.

5. Maintenance & Repairs

- a. Trash room repairs nearing completion ; leaking pipe on 7th floor trash room to be repaired by Eric.
- b. Rough concrete around drains to be ground down by Juan (Dave's grinder or equivalent).
- c. Atrium drain clean-out completed successfully.
- d. Skylight repairs – proposals received from Campany and Best Roofing; Survey of 7th floor owners regarding capping option to be conducted.
- e. Fire sprinkler inspections to begin tomorrow and continue for three days.

6. Electrical Safety, BDA & Generator

- a. Electrical safety reinspection report to be printed with wet signature and delivered to George Folles.
- b. BDA system installation scheduling to be determined .
- c. Generator replacement reserve funding requirements discussed; no immediate replacement needed.

7. Parking Lot & Other Items

- a. Parking lot curb repairs – Trish to coordinate scheduling with Nico to minimize guest parking impact.
- b. Dune vegetation – photos to be sent to Jason for review.

8. Electric Vehicle Charging Stations

- a. Karchi/Sherri to research EV charging vendors and obtain three proposals.
- b. Building electrical capacity and south parking lot panel to be reviewed prior to vendor outreach.
- c. Individual unit installations discussed with respect to current infrastructure limitations.

The meeting adjourned at 4:39 P.M.