

## **BUILDING COMMITTEE REPORT FOR MARCH 10, 2025 @ 3:00 P.M.**

- 1. Concrete Restoration Phase 2: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep)**
  - a. North, South and West Side Balconies -Final Railing Installation (114/115):** Pat advised units 114/115 railings were delivered today and will get with POMA to schedule installation. Flacks will begin drilling for post pockets this week.
  - b. Column 33 Final Repairs - 2 light fixtures (Cornerstone), P-1 Drain (Gimmler):** Cornerstone completed the installation of the lights at column 33. We are waiting for the drain to come in and Gimmler to schedule installation.
  - c. Change Order #12 - Lobby South walkway:** Pat advised will start on this sometime this week. The front tile was discussed. Patrick suggested ordering additional tiles, the same as we are using in the atrium. We will fix the concrete for now, and then address tilting later.
  - d. Metal Door Replacement -Update on Order and Delivery:** Pat advised doors ordered except for the FPL doors. They are expected at the end of March. The FPL door requires additional wind pressure. Pat will get in touch with the Town to see requirements and give us a new proposal and price.
  - e. Final Punchout-** Pat advised final punch out and final repairs will be conducted when 114/115 railings are in place. All should be completed by the end of March.
  
- 2. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt**
  - a. Permit Status:** All permits have been received for both Flacks and TDC.
  - b. Schedule and Plan for Tile Removal – 7<sup>th</sup> floor walkway and beyond:** Pat advised the contractor has started removing tiles on the 7<sup>th</sup> floor starting at 716 and working his way towards the west. They have a team of 3-4 guys, focusing on testing and establishing a system. To prevent problems with debris, they plan to close off the chutes on the lower floors. Flacks have been inspecting the job 2-3 times a day. The team agrees to monitor the progress closely and develop a more detailed plan as the project progresses.
  - c. Railing Order Status/Tariff Issue:** The team discussed the issue of new aluminum tariffs affecting their railing orders. Pat reported an \$11,115.00 change order from his railing manufacturer due to the new tariffs after he managed to negotiate from \$6.00 LF to \$3.00 LF. The team agreed to proceed with the change order and will monitor the situation. Pat said

that if the situation changes and he can somehow get a reduction in the pending tariff, he will issue a refund.

- d. **Proposal for Concrete-P2 Driveway:** Pat will submit change order for this sometime this week.
- e. **Shutter Removal:** The group discussed the issue with removing and potentially reinstalling the catwalk shutters for 4 units (also 1 unit on the first floor catwalks has shutters). Pat has taken videos and pictures of the shutters. One concern is that the new tile and waterproofing may be higher than the old flooring, potentially making it difficult to reinstall shutters. The group considered several factors, including permitting, insurance implications and aesthetic conditions. The decision was made to gather more information and suggestions on possible reinstallation. Another major issue is the question of current permits and NOA specs for those shutters. Steve Schardt said their engineering position remains the same as it was for the beachfront shutters, that is, no reinstallation without proof of a current permit and NOA specs, but said he would check the town's position. In the meantime, Pat is allowed to remove shutters as needed for the renovation work.
- f. **Tile Order:** Padron notified us that the tile has been received, and they want to deliver next week on Tuesday or Thursday. The team felt Thursday would be a better day for delivery. There are 88 pallets. The tile will be stored in P1 guest parking. Pat agreed to bring a forklift to assist with placement. Nothing will be stored in the first 2 guest parking spaces, however, to leave room for access to the door there.

### **3. Milestone Inspection- Electrical Work:**

- a. **FPL/Mills – 6-meter panel in the FPL room:** Mills permits are in and they met with FPL for the shutdown of services. The entire building will be shutdown for 2 hours and then the 6 units affected will be shut down for 10-12 hours. We are waiting for FPL to coordinate with Mills. This should happen by the end of the month.
- b. **Cornerstone - panels in generator room/elevator issues:** Cornerstone's permits are approved and scheduling is pending. This shutdown will need to be coordinated with the elevator company to bypass a switch so that at least one elevator will be running during this replacement.

### **4. Change Orders and Pay Apps: Steve Schardt and Steve Strong: No Change Orders**

### **5. Action Item List- Building Maintenance Issues:**

- a. **Maintenance Progress and Schedules - Cleaning Schedule, Staffing, Issues:** Claire reported that Fernando has quit, and Ricardo is on sick leave, leaving the building short staffed. To address this, we have brought in a cleaning woman for Saturday and Sunday from 8:00a.m. to 12:00 p.m. The board is still considering proposals from janitorial companies as a long-term solution. We have hired a new maintenance guy, Juan Blanco. He is on initial probation for 30 days. Claire notes that while we now have temporary coverage, we are evaluating the best way to move forward with building maintenance and cleaning.
- b. **Janitorial Company Proposals:** The building committee discussed the maintenance and janitorial staffing proposals. Wendy offered to do a spreadsheet comparing proposals and costs.
- c. **Ventilator: Repairs/Replacement –** We are waiting for 2 additional proposals. Hilton volunteered to follow up on the coating warranty on our current ventilators.
- d. **Dryer Riser Cleaning:** This is scheduled for March 25, 2025.
- e. **Locker Assignments:** We have had many owners respond and will now start to reach out to the owners who have not responded to confirm their storage locker numbers .
- f. **Hot Tub and Pool Repair History:** Trish needs to update with this past year's repairs. This report will be available at the next meeting.
- g. **Bass Update-** Joe will try to get back with Bass for the reports they were supposed to send. We will also reach out to Brad for a conference call.

**6. Phase 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG):**  
Bidding process and schedule to be discussed at the next BC meeting.

## **7. Owner Q & A.**

- a. It was brought to the attention that hotel guests are using our beach loungers. We will have the security monitor and address.
- b. It was discussed that owners are permitted to go to the clubhouse to do work during the tile removal. The clubhouse during this time cannot be rented by one owner but open to all. The clubhouse still can be reserved for events after hours. We will make the yoga room available should someone need additional privacy for work during regular business hours. .

## **8. Adjournment**

**Next meeting: March 24, 2025 @ 3:00 p.m.**

**NOTE TO ALL OWNERS:**

**ALL PAID INVOICES ARE AVAILABLE ON OUR WEBSITE.**

**ALL ENGINEERS' REPORTS ARE AVAILABLE ON OUR WEBSITE.**

**ALL CONCRETE RESTORATION PROGRESS PICTURES AVAILABLE ON OUR WEBSITE.**

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