

**MONDAY February 2, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES**

**1. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt**

- a. Phase 3A Update/Schedule/Financial Projections- Ashley updated Dan on financials for 3A. Flacks is nearing completion with Phase 3a painting in catwalks. They need to finish the 2<sup>nd</sup> floor, stairwell doors, one last tower and edges.**
- b. Ponding and Mortar Buildup Update- Completed subject to walk-through with John.**
- c. Expansion Joints – CO 12- Pat needs to revise.**
- d. Tiling Update – Tile, Grout, Edges-They are finishing 7<sup>th</sup>, 6<sup>th</sup> and continuing to work on 5.**
- e. Perimeter Railing Drawings – ACG Review-Steve to make sure Q & Q engineer signed off.**
- f. Metal Door (MAIN FPL DOOR) Update- FPL coming back on February 20, 2026; already scheduled with Flacks.**
- g. Roof overhang cracks (7<sup>th</sup> floor ): 2 Options- Flacks only sent one proposal- sending the other option to be reviewed.**
- h. Window Painting?- Many window frames are in bad shape- Pat to provide 2 proposals- one for just clean and paint and the other sanding, clean and paint. Need to review how many frames are in need to work.**
- i. Lobby Walkway Stepdown- To be reviewed.**
- j. Lobby Elevator Machine Room Door – fiberglass- Steve from ACG advised he cannot find a door in fiberglass to meet all of the required codes. Flacks is at \$9200.00 for replacement. We will obtain additional quotes for comparison.**
- k. Documentation/Warranty for Railing Touchup- Concerns of 316 railing will be addressed with Q & Q and Flacks to update at next meeting,**

**2. 3B Concrete Restoration: Pat Flacks, Steve Strong (Owners Rep) (and Steve Schardt - ACG)**

- a. Design of Atrium Center – Pedestal System- Jason will address and report at next meeting.**
- b. Schedule for Atrium Clean-up by BMB- Brian from BMB advised he can begin Monday, February 9, 2026.**
- c. Updated Bid Sheet: 3B/Pricing/Waterproofing Options?**
- d. Pool Update: Concrete and Equipment**
- e. Lighting around pool/Railings**
- f. Drains**

**3. 3B Planning: Steve Strong and Steve Schardt**

- a. Contract Extension with Flacks**
- b. Contract Extension with TDC**

**4. Change Orders and Pay Apps: Steve Strong and Steve Schardt**

- a. Change Orders - Roof Eyebrow – Awaiting proposal**
- b. Flacks Pay App # 9- Pay app needs revision due to error in electrical bill.**

**5. Action Item List: Building Maintenance and Repair Issue**

- a. Bass – Fans – Bass to provide us with controls for the stamp pressurization fans, which exhaust smoke in a fire. They will also install switches so they can be tested. Bass will also be out tomorrow to address troubles on the panel.**
- b. South Ventilator - Plan/Remedy- Smart Air has repaired all areas that were not done correctly. They are also investigating if the blades can be adjusted to make the ventilator fans into exhaust fans.**
- c. Trash Room- Trish created a spreadsheet and will send info to Gimler for pricing. Our maintenance staff can address the floors.**
- d. Plantings on Beach- Trish reached out to 2 vendors to get this process moving.**

**Additional items: 1)the fire sprinkler pipe at the east breezeway has a leak. Joe and Trish met with RCI (Max) on Saturday to address and Flacks needed to remove the soffit so RCI can replace the sprinkler pipe and 2) 2 pool heaters are 17 years old and are leaking in P2. Symbiont provided a price to repair. We will also obtain a price to replace.**

**6. Owner Q&A**

**7. Adjournment.**