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

1. Concrete Restoration Current Work: Pat Flacks, Steve Strong, Steve Schardt

a. **Phase 3 Schedule/Financial Projections- A spreadsheet showing unused quantities was given to Dan (Treasurer). Claire advised we need more specific projections with respect to upcoming work and bills. Pat to get with Ashley to update.**
b. **Painting Update- 95% painting complete. Flacks still needs to paint the edges and create a punch list.**
c. **Ponding and Mortar Buildup Update- Complete.**
d. **Tiling Update – Tile, Grout, Edges, Completion of 7th floor: TDC advised 7th floor will be complete by this Thursday.**
e. **Perimeter Railing Drawings – ACG Review: Flacks delivered drawings to the Town of Hillsboro Beach, awaiting approval.**
f. **MAIN FPL DOOR- Update: Scheduling issues occurred so this has been rescheduled for March 13, 2026, at 9:0 a.m.**
g. **Roof overhang crack Options: CO# 13 and 14- On hold for Jason review. Campany bid to be obtained.**
h. **Fire Sprinkler Chase Repair: CO #15- Work almost complete- Flacks to bill.**
i. **Front Entrance Concrete Repair CO#16- This CO to be revised.**
j. **Window Painting Proposal – CO#17- We need to verify the window/slider count, Trish to send spreadsheet to board and building committee. ACG still needs to review.**
k. **Lobby Elevator Machine Room Door- Waiting on additional quote from McBride Resources.**
l. **Documentation/Warranty for Railing Touchup- Pat putting a maintenance plan in place- 3x per year cleaning.**
m. **Railing I/F/O Lobby- Lobby railing included in perimeter railing drawings, using the same style as the rest of the railings (glass option expensive).**

2. **Concrete Restoration in Atrium Center and Pool/Outside Areas : Pat Flacks, Steve Strong (Owners Rep) and Steve Schardt –(ACG)**

   a. **Atrium Center Demo and Concrete Repair/Waterproofing Options for Slab and Catwalks- Flacks to provide pricing proposal for the demo of the concrete in the atrium center and waterproofing. 10- and 20-year waterproofing systems were discussed.**
   b. **Pooling Water on Slab/Drainage- Drains are not draining properly in the center atrium floor- we believe drains clogged from the debris. We also have water trapped on the topping slab. We have our maintenance guys cleaning up the atrium and cleaning out the drains.**
   c. **Atrium Center: Pedestal System?- Jason to review.**
   d. **Pool Update: Concrete and Equipment- Wendy advised very hard to get contractors out for the pool engineering project. Meeting with another vendor this week.**
   e. **Lighting around pool/Railings: Update on Lighting Meeting- Meeting a little premature but have the information when we are ready to move on this item.**
   f. **Driveway Repair- Flacks to complete in April when we have less owners in residence.**
   g. **Parking Lot/Curb Repair- This will also be done in April.**

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**

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

a. **Bass/Smart Air – Exhaust Fan Repair- Bass will be here end of the week.**
b. **Trash Rooms- Palm plumbing was here today and another Plumbing company coming tomorrow- we should have proposals within the next week.**
c. **Beach Plantings- Robert, our consultant asked if ok to work on a Saturday to do the plantings, but he needs to get ok from the Town.**
d. **AC disconnect Boxes- All owners have been notified and are complying.**
e. **BDA- Permits underway. Trish to reach out to Stellar for next steps.**
f. **Pool Heaters- Both replaced last week, after flooding garage floor. All up and running.**
g. **Treadmill Replacement- The board is evaluating fixing or replacing the one broken treadmill.**
h. **Cleaning Equipment for new Tile- Flacks is going to allow us to borrow their floor machine to evaluate if this machine will work for our tiles . They will be bringing it this week.**
i. **Waxing Front Doors- Trish to get with maintenance to make sure waxing of the doors is completed.**

6. **Owner Q&A**

7. **Adjournment**

Next meeting Monday, March 16, 2026.