

BUILDING COMMITTEE REPORT FOR JUNE 16, 2025 @ 3:00 P.M.

1. Concrete Restoration Phase 2 Completion: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep)

Metal Door Replacement: All the doors are installed except for the FPL main room doors and the exhaust fan room doors on P1. The doors on P1 were mismeasured so new doors need to be fabricated. The doors are expected in 3 weeks. Flacks to notify Trish when main FPL doors are being delivered as we need to notify FPL to schedule day to open.

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

- a. Concrete Repairs to Date and Schedule-** The manufacturer from RedGard inspected the catwalks and advised they were good for the waterproofing. Claire reported that while the tile guy was here it was cheaper to get him to remove the first-floor tile. We were originally going to do as part of Phase 3B but decided to move forward now for potential cost savings . We have leaking in the garage from the first floor, so ACG marked out areas of concern and Flacks is fixing the concrete areas marked out on the first floor now. Several owners voiced their concerns about possible additional cracks on the ceiling of P2. However, these areas were inspected by ACG and Flacks and there are no new cracks. The leaking is primarily from the expansion joints. Overhead concrete repairs, except at locations with remaining edge repairs and expansion joint areas, have been done . Continuing work is ongoing for concrete repairs at this time.
- b. Catwalk Lighting/Electrical Shorts-** We have several lights in the catwalks not working due to an electrical short. Flacks opened a large area on the second floor and the conduit was exposed. This conduit was replaced, and the wiring intact, but the electricians are still investigating to find the short. We will know more about this in a few days.
- c. Renosing of Expansion Joints-** Pat advised all of the expansion joints are jagged and need to be straightened out so they are all the same width to make the tile flow evenly. Flacks will be submitting a change order for this repair.
- d. Slip Joint Update- East and West Sides, Sika? –** Flacks advised the slip joints are not looking so great on the west side. They are opening an entire section on the 4th floor to get a better sense of the extent of damage. ACG will inspect it this week. Flacks will also expose and inspect the slip joints at the west side of the building. Flacks will also provide a change order to use SIKA waterproofing at the east breezeway catwalk area due to the level of damage. We will not be doing additional work on the first floor now as this may create more leaking in the garage.

- e. **Lobby Front Railing Proposal- Flacks still working on it.**
- f. **Revised Proposal for P2 Driveway Concrete Repair/Trench Drains (CO#3)**
Flacks still working on it, and will have it ready for our next BC meeting
- g. **Railings Update/Schedule-Perimeter Railings? – Railing Drawings were finally signed off by ACG and delivered to the Town of Hillsboro Beach. Railings will be delivered in approximately 8-10 weeks. The perimeter railings are included in Phase 3A, but were not yet ordered. Pat to meet with railing guys to get moving on ordering perimeter railings.**
- h. **P2 Ceiling Inspection- ACG inspected the ceiling of P2. No new cracks were observed.**

3. 3B Planning: Steve Strong (Owners Rep) and ACG Steve Schardt (ACG)- SCOPE OF WORK/BIDDING-

- a. **Design of Atrium Center-Landscape Architect Comparison- Wendy created a spreadsheet for all vendors. Wendy explained we have 5 proposals but brought down to 4, since one was much higher than the other 4. Wendy to set up a Zoom meeting with 2 of the landscape companies for interviews. Wendy will get with Claire about timing after meeting.**
- b. **Pool Equipment/Engineer Update- We haven't received anything from the architect yet. Trish stressed the ongoing issues we are having with the old pool system.**
- c. **Bidding process for GC- on hold.**
- d. **Bidding process for Tile- on hold.**

4. Change Orders and Pay Apps: Steve Schardt and Steve Strong- None

5. Milestone Inspection

- a. **Cornerstone-Permit Inspection- When Cornerstone installed the new breaker panel at the FPL room, the breaker panel cover that was delivered was the wrong size. Cornerstone ordered the correct cover and it should be delivered in a few weeks. Once installed, then the Town will be contacted to close out the permit.**
- b. **Mills- Panel Replacement in Lobby- Mills installed the new panel at the lobby this past Saturday.**

6. Clubhouse Repairs- Trish advised that the clubhouse looks horrible. We have missing wood all over and now we have a large beehive that has moved into the ceiling on the lower floor. A company will be out this week to remove the bees and relocate them away from our property. We will have Juan install wood over the missing spots. Our maintenance will paint over repaired areas.

7. Action Item List: Building Maintenance and Repair Issues

- a. Ventilator Replacement Update-** The ventilators were ordered on May 28, 2025. The lead time is 19-20 weeks.
- b. Bass – Pull Station Modules-** We had another false fire alarm on Sunday due to a bad module in a heat detector. The previous fire alarm was due to a bad module in a pull station. We are working with Bass for a preventative plan. We are requesting a visual inspection from Bass United to look at all devices and create a plan of yearly replacement. The fire alarm was upgraded in 2013, but we are in a salt environment, so these modules become corroded and fail. Trish sent an email to Brad from Bass United requesting the date of installation for each device.
- c. BDA System (Fire Safety Issue)-** Joe Tolento reported that an email was sent to the BC and Board with the grid test results. The test showed several areas failed and they provided a proposal for \$111K for the legally required BDA system. Joe will call Jeremy to discuss the grid test results. Joe feels like we should get another scan and alternate bid from another company, BDA Systems. The DAQ test will cost \$950.00 and then we can see what kind of a proposal they present. Joe advised possibly Ed or Frank could accompany when they come for the grid test.
- d. Annual Fire Inspection Compliance-** The majority of violations were corrected. We are waiting for EDL to schedule the installation of the Click to Enter system. The only items remaining to complete for our fire inspection are the BDA System, Click to Enter and the Ventilator fans. All other violations have been corrected.
- e. Bike Room Update-** Rules Committee meeting tomorrow so we will have update at next meeting.
- f. Irrigation and Landscaping of North/South Side-** The group discussed landscaping ideas and focusing on the mixture of grass around the property. Frank explained that St Augustine can only be planted in sod form, not through seeding. The crabgrass grows much faster than the St Augustine. Frank also advised that the grass is coming back on the north side. BC agreed to obtain new bids from other landscapers for the north side. Trish advised that Dan Kodz reached out to a landscape company for a bid.
- g. Hose Connections on Roof/Portable Pressure washer option-** Trish advised waiting on the roofer to obtain a proposal.
- h. Painting by our Maintenance-** Our maintenance team painted the sidewalk to the pool.
- i. Low Voltage Ground Lighting-** Hold for next meeting.

- j. **Pool Maintenance Issues-** We are reaching out to several pool companies to get proposals as we are not happy with the current vendor. We will advise a new vendor the pool cannot be cleaned before 8 am.

8. Owner Q & A

9. Adjournment

Next meeting: June 16, 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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