

BUILDING COMMITTEE REPORT FOR MAY19, 2025 @ 3:00 P.M.

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

The only remaining item is the metal door Replacement: Charles (Flacks) advised the end of May for delivery of doors. Claire asked Flacks to install the P1 fan door near the driveway first, if possible, as that fan cannot be turned on until a safe door is installed .Trish also will make a priority list for the order of door installation.

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

- a. **Tile Removal – Update/First Floor Tile Removal – All tile has been removed from all floors, including the first floor, except for some tiles under shoring posts and under the shutter at unit 108.**
- b. **Engineering Review for Catwalks/Inspection of 1st Floor- All floors have been marked up by ACG for repairs.**
- c. **Concrete Repairs to Date and Schedule- Flacks have been focusing on catwalk floor repairs and some overheads. On the 7th floor east breezeway there were some full depth repairs on the ceiling, but it does not affect the roof. Flacks to waterproof the ceiling over those full depth repairs, which is on the other side of the parapet wall.**
- d. **Proposal for Sealing Windows and Elevator Entrances- CO#2 Clarification- We have a meeting with Pat and Steve Strong tomorrow to clarify. To be discussed at the next meeting.**
- e. **Concrete Thresholds- To be discussed at tomorrow's meeting with Pat and Steve Strong.**
- f. **Lobby Front Railing Proposal- Still waiting on proposal for consideration and discussion.**
- g. **Proposal for P2 Driveway Concrete Repair/Trench Drains (CO#3)- This will also be discussed at tomorrow's meeting. Then a new change order will be provided.**
- h. **Railing update/Schedule- Drawings Approved by Engineer- Railing drawings were kicked back by engineers, railing company made revisions now they are back with Hank (ACG) Steve Schardt to get them back to Flacks so the railings can get into production. Claire stated that we signed this contract in January and it's hard to understand why the railing drawings are still not done and why the railings are not in fabrication already.**
- i. **Conduit in Catwalks-Hotwire fiber damage-Last week we had another fiber cut at unit 205. It took Hotwire almost a week to re-run new fiber and get**

unit 205 back up and running. Flacks advised its workers to try to avoid the fiber as we now know that it runs in the catwalks.

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

- a. Atrium Floor Concrete Restoration- Drains, Water Retention, Step up- The Step up will remain as the center of the area is a water retention area. The entire area of the center atrium floor will need to be cleared off and all design elements and plantings removed so that concrete restoration can be done.**
- b. Design of Atrium Center- Landscape Architect Proposals- We have 4 proposals, and Wendy Maceachern was kind enough to volunteer to do a cost comparison spreadsheet. We are waiting on 1 additional proposal then Wendy can finalize and present to the Building Committee.**
- c. Pool Equipment/Engineer Update- We contracted RJS Design. We met with him on Friday to review the current equipment and our needs. He will be providing a plan within the next 4-6 weeks.**
- d. Bidding Process for GC- on hold.**
- e. Bidding Process for Tile- on hold.**

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

5. Milestone Inspection- Electrical Work:

- a. Cornerstone- panel in FPL room- Scheduled for May 31, 2025- We are hoping this panel change out will go more smoothly than the last change out. Notice will be sent out prior to the change out to inform owners what to expect.**
- b. Infrared Test Inspection- Results & Corrections/repairs needed- Mills performed the test and the results have been provided. We have some repairs needed from the infrared test. The cost for these repairs is \$3200.00. We also need to replace the breaker panel for the pool. The cost for this repair is \$2900.00. The lobby panel also needs replacement and the cost is \$2800.00. Mills to make all of these repairs.**

6. Action Item List: Building Maintenance and Repair Issues

- a. Ventilator Replacement Recommendation- After much research with coatings and warranties, Hilton recommends we go with the Greenheck air supply fans with the Bethal Product Coating. This comes with a 5-year warranty. The cost is \$25,920.00 for both fans. This was also one of the**

noted violations in our annual fire inspection. Trish will notify fire inspector we have approved of the proposal and of the lead time for the fans.

- b. **Annual Fire Inspection Update- Compliance/BDA System-** The BDA system requirement is now a Florida law that went into effect January 1, 2025. We have 3 proposals ranging from \$950.00 to \$2900.00 for a preliminary grid test. Hilton is friends with the owner of one of these companies and they have agreed to do the grid test for free. They will be here Tuesday to perform the test. We will have the report hopefully be the end of the week.
- c. **Gutter in P2-** on hold until we complete all fire inspection violations.
- d. **Bike Room Process and Rules-** The bike room has been emptied, and the floor has been painted. We are going to create a list of what units have bikes and how many bikes each unit owner has in the room. We will start to put the bikes back. The rules committee needs to come up with rules and a plan as the room cannot hold as many bikes as are currently in it.
- e. **Iguana Removal Proposals-** We have 2 proposals, and we have a 3rd company coming out. To be discussed at the next meeting.
- f. **Bass United/ Fire Alarms/Flow Switches-** Bass is coming out this week to repair the speakers in 708. We are waiting for Bass to schedule the installation of the flow switches.
- g. **Irrigation Issues with North Side-Update-** irrigation is being addressed by our landscaper.
- h. **Dog Run-** Much discussion on having a dog run on the side of the tennis court. We will get a cost and also speak with our insurance agent on possible liability.
- i. It was suggested that we put hose bibs on the roof so our AC units can be washed by our maintenance people.

7. Adjournment

Next meeting: June 2, 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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