

## **BUILDING COMMITTEE REPORT FOR FEBRUARY 24, 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), Punch List- Pat spoke with Poma Rails and 114/115 rails are scheduled for delivery sometime next week. Once delivered they will be installed, and unit 112 railing will be addressed and repaired. After 114/115 rails are installed, we will schedule final inspection for the first-floor units.**
  - b. Column 33 Final Repairs: 2 light fixtures (Cornerstone), P1 drain (Gimmler) – Cornerstone will be rewiring the 2 streetlights at column 33 sometime this week. Tommy from Gimmler was here to look at the area where we are installing a drain at P1 entrance towards the compactor room. He has ordered the drain. Once the drain arrives, he will drop it off at the Overlook. Trish will coordinate with Flacks to open the area for the new drain and Gimmler will then install the new drain and Flacks will waterproof around the drain.**
  - c. Change Order #12: Lobby South Walkway- Pat advised this work will start sometime this week.**
  - d. Metal Door Replacement Update on Delivery: We are still waiting on ACG to approve the wind load calculations for the exterior FPL and Meter Room door as they are vented. Pat will call the door manufacturer and engineer to get drawings approved so these doors can get ordered asap.**
  - e. Proposal for P2 Generator Room door Replacement and Exhaust Fan Room P1 Door Replacement- Proposed CO#14: Flacks provided a proposal for the additional 2 doors total cost for replacement \$23,736.00. After much discussion, the Building Committee recommended approval of the change order as we received additional similar quotes back in October 2024 so that we can order all of the doors at the same time to get them replaced asap. This is a safety issue.**
  
- 2. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt**
  - a. Permit Status- Flacks Concrete Restoration: All paperwork has been submitted; we are waiting for ACG package and railing approval to accompany paperwork to the Town of Hillsboro Beach.**
  - b. Permit Status- TDC Tile Removal and Installation: TDC permit was issued this morning and picked up by Trish.**
  - c. Estimated Schedule and Initial Plans: Tile removal to begin March 10, 2025. Pat will coordinate with John from TDC. Updates will be sent to**

owners, so owners can be apprised of when the work will be in their area. Unfortunately, this work will be noisy and dusty, so owners need to be aware of this. It will take approximately 2 weeks per floor to take up the tile.

- d. **Options for Dumpster Route across Front Lawn (Stone vs Hogtrax mats) – BMB Landscaping gave 2 proposals: one for installing stone and removing stone after completion for a total \$12,300.00 and another proposal for Hogtrax mats of \$9600.00 for him to install and remove. However, Pat said he will pick up, install and remove the mats for the cost of mats which is around \$5400.00. Pat also advised if we need to use in the future we can. The building committee agreed with this option.**
  - e. **Shoring Post Requirements: Steve with ACG will be on property this Wednesday to create the shoring post diagram.**
  - f. **Railing Order: Pat advised railings have been ordered. Pat submitted a pay request for a deposit on railings, which was recommended for approved by the BC.**
  - g. **Tile Discussion- Recommendations to Board on Wall and Edge Detail, Tile Placement, Tile Pattern and Grout- Claire advised these detailed tile diagrams have been sent to all owners, building committee members, ACG, TDC, Steve Strong and the board. After discussion, the BC recommended to tile layout and pattern for approval by the Board.**
  - h. **Proposal for Concrete – P2 Driveway: Flacks to give a proposal to repair the concrete and drains at P2 driveway entrance. To be discussed at the next meeting. We will also look at P1 to see if it needs repair.**
  - i. **Expansion Joints: The expansion joints at the north and south sides of our building are leaking. Exploratory work was done on the north side. The waterproofing looks fine, as does the concrete both outside and inside the P1 garage. With the concurrence of the engineering representative, it was decided the repair of the expansion joints was not required immediately, but would be something that would need to be addressed sometime in the future. The exploratory hole was closed.**
- 3. Milestone Inspection Requirements for Electrical Safety Work: FPL/Mills – Per the electrical safety milestone inspection report and requirements- materials for both the FPL room and the generator room ordered over a year ago. We are waiting for the permit for Cornerstone to be approved for the electrical panel changeout in the generator room. The permit has been issued for Mills work, which is the 6 meters in the FPL room. We are waiting for FPL to schedule this, as we need them to turn off service to affected units during that change out.**
- 4. Change Orders and Pay Apps: Steve Schardt and Steve Strong**

**Flacks submitted pay request 1 for Phase 3A this morning. This is for deposits for railings, expediting the permit, and mobilization totaling \$184,610.70. This pay request is approved by ACG and Strong Associates.**

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

- a. Maintenance Progress and Schedules: Cleaning Schedule, Painting of elevator vestibules, Staffing, Issues- We are short staffed but between Fernando and Maribel we are making it work. All elevator vestibules are painted.**
- b. Ventilator- Repairs/Replacement- Smart Air provided a proposal for the replacement of the ventilators with a total cost of \$19,748.00. All fans were replaced in 2020, and these 2 fans are the only ones that need replacement. Trish to send original replacement contract to Jason to review. To be discussed at the next meeting.**
- c. Generator Exhaust- Status of reducing test time- Trish reported Genserve was here last week and reduced the time to 15 minutes every Wednesday. This should reduce generator fume smells substantially.**
- d. Pool Vendor- Discuss possible vendor replacement/references- Per last week's recommendation to check new vendor references, both references checked out and said they are happy with the service. Trish to notify current vendor we will be replacing them as of 03/01/2025.**
- e. Dryer Riser Cleaning Proposals- We received 2 proposals for the dryer riser cleaning. One for \$7875.00 and the other for \$6400.00. We had a Dryer Vent Wizard, which was the higher of the 2 proposals, but had additional services included for the first floor units and any unit having problems. Trish went back to the vendor, and he agreed to match the cheaper price. We will reach out to Dryer Vent wizard and have him update his proposal along with additional verbiage he had in his email but not in proposal. It was recommended for approval and we will get it scheduled.**
- f. Locker Assignments- We have had issues with the locker assignments for many years. An email was sent out to all owners asking to confirm their locker numbers. This is very important to prevent any confusion as to who is assigned which locker. Please email or call the office to confirm.**
- g. Adding address numbers to the east and west side of the property- It is now a requirement from the Town of Hillsboro Beach, Police Department and Fire Department to have address numbers at the east side on the beach so we will be installing 1167 at the bottom of the middle staircase. They are also requiring it at the intracoastal side as well, so numbers will be installed at the end of the north and south docks.**

**6. Phase 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG) – TO BE DISCUSSED FOLLOWING PHASE 3A COMMENCEMENT.**

**7. Owner Q & A.**

**8. Adjournment**

**Next meeting: February 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.***

***[WWW.THEOVERLOOKCONDO.COM](http://WWW.THEOVERLOOKCONDO.COM)***