

BUILDING COMMITTEE REPORT FOR DECEMBER 2, 2024 @ 3:00 P.M.

- 1. Concrete Restoration Phase 2: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep)**
 - a. North, South and West Balconies-Progress, Railings, (Including extensions), Issues- North side stacks floors 7-2 complete. South side stacks 9-15 floors 7-2 complete. Stack 8 the post pockets are being drilled out in preparation for the railings. We have an issue with some of the 8-stack hurricane shutter reinstallations. There are shutters that will need to be modified and pushed back as current shutters are too close to the edge for the required setback for the new railings. Possible units units affected are 708, 508, 408 and 208. Engineers will need to review and put together a reinstallation plan. Flack's goal is to have all balconies, including the first floor, complete by December 20th. Flacks will close for holiday break from December 20, 2024, to January 6, 2024. Waterproofing is complete on the north side. Stacks 9-10-12 waterproofing be completed this week. The first-floor railings and waterproofing to be completed by December 16th. Then, the punchout will begin. Stacks 11 and 14 will be inspected this Wednesday.**
 - b. Column 33 Schedule and Progress- All pipes are coated with epoxy. The plumber to install the drain on December 11th. After the drain is installed, they can begin the waterproofing. Flacks is hoping to get this done by the holiday break, and then we will need to begin the process of adding fill.**
 - c. Painting of Roof Tower- The east stairwell tower pops out at the roof top and you can see the old color of the building when walking on the beach. Flacks has agreed to paint as part of Phase 2.**
- 2. Clubhouse: Railings Plan and Cost: Pat Flack, Steve Strong, Steve Schardt – ACG and Flack provided a change order for the railings to be strengthened. This has been discussed in previous meetings. The BC Committee has recommended that the board to approve the change order (CO11).**
- 3. Phase 3A Planning: Pat Flack, Steve Strong, Steve Schardt**
 - a. Waterproofing Product- RedGuard will be the waterproofing product used for floors 7-2.**
 - b. Front Step Plan- Flacks provided a change order for this repair, CO 12). This has been discussed in several BC Committee meetings. The BC Committee has recommended that the board approve this change order.**
 - c. Tile Contract/Update from Meeting with Tile Installer: RedGuard warranty, Expansion joints between tiles, edging options- We are still waiting on the updated proposal/contract from the tile vendor as adjustments were needed due to additional expansion joints required by waterproofing**

manufacturer. The waterproof warranty is 10 years. The meeting with Pat Flack and the tile vendor went well. They agree on dust prevention, clean-up and how the project will run. A decision will need to be made about the edge as the edges are not straight so stucco may need to be applied to all edges. The edging will need further discussion with the tile vendor and Flacks. Tile vendor advised 1-2 weeks per floor for tile removal. We are hoping this project begins at the end of January.

- 4. Change Orders, Proposals, and Pay Apps: Steve Schardt and Steve Strong.**
 - a. Change Order # 11- Clubhouse Railing- Flacks provided the change order to strengthen the clubhouse railings for a cost of \$20,425.00. The BC Committee recommends the board approve this change order.**
 - b. Change Order #12- Front Step Design- Flacks provided the change order for this repair at a cost of \$7500.00. The BC Committee recommends the board approve this change order.**
 - c. Order of 6 Front Lawn Lights- The cost for replacing the 6 outside light fixtures is \$6700.00. We need to make sure the bases are going to work so need to confirm with the electrician, then the BC Committee will recommend purchasing.**
- 5. Phase 3A: Steve Strong, and Steve Schardt**
 - a. Flacks Contract Update- Flacks contract is almost ready to go. We are waiting on the tile vendor, as well as the pricing and/or options on the edging.**
 - b. TDC Contract update- We are still waiting for the TDC updated contract. Steve Strong to contact them to get it done.**
 - c. North/South Expansion Joint- We will do exploration work after the New Year.**
 - d. Atrium Gate Replacement (Carryover from Phase 1) – Jason Enters- it is agreed to hold this until Phase 3B when everything on the first floor is done.**
- 6. Action Item List: Building Maintenance Issues**
 - a. Generator Exhaust- Recommendation from Smart Air- After much discussion it was agreed that Trish will have Fernando do an inexpensive mockup of duct work to replicate what Smart Air is proposing. If this works, then the BC Committee will recommend to the board to move forward with the Smart Air proposal.**
 - b. Fire Alarm Project- Bass United Update- The proposal was approved for the alarm upgrades. Bass United will be scheduling the work in early January. Claire wants a firm date; Trish will reach out to Brad for firm dates on the installation of the replacement equipment and the false alarm report.**
 - c. Zoom System in Clubhouse- We will continue with what Weldon has provided.**

- d. **Fire Marshall Volunteer Training-** Trish to coordinate the 3 volunteers and show them how alarm system works and what will be required of them in case of fire alarm.
 - e. **Maintenance Schedule-** Meeting next week- Claire reported we have had a meeting with maintenance, and we see that the cleaning has improved. We need to work on maintenance tasks next. This will be established at the meeting we have scheduled with maintenance this Thursday. We will continue to monitor.
 - f. **Online Voting Program-** The voting committee made a recommendation on an online voting platform. GetQuorum is the preferred choice for a full service program.
 - g. **Storage Room Cleanup-** We are still working on the storage room clean up.
- 7. Phase 3B Planning: Steve Strong and Steve Schardt- SCHEDULE**
- a. **1st floor planning- Landscaping in Center- Design plan from Architect/Renderings-** The initial renderings are in the lobby. We will start planning more of Phase 3B once phase 3A is underway.
 - b. **Pool Contractors-** To be discussed after Phase 3A begins.
- 8. Owners Q &A**
- 9. Adjournment.**

Next meeting: December 16, 2024 @ 3:00 p.m. Following the December 16 meeting, Flacks is taking their holiday break. We will resume BC meetings on Monday, January 13.

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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