

## **BUILDING COMMITTEE REPORT FOR SEPTEMBER 23, 2024 @ 3:00 P.M.**

- 1. Concrete Restoration Phase 1 Completion: Pat (Flacks) and Steve Schardt (ACG) & Steve Strong (Owners Rep)**
  - a. Atrium Beach Gate- Resolution and Plan. Flacks and management meeting with CPR Fabricators this week for a different design for beach gate.**
- 2. Concrete Restoration Phase 2 Update: Pat (Flacks), Steve Schardt (ACG) & Steve Strong (Owners Rep)**
  - a. Update on Timeline- See attached updated Timeline.**
  - b. North, South, and West side Balconies - Stacks 2, 3, 4, 5, 6, 7, 8, 15, 14, 12, 11, 10, all concrete restoration complete. Work continuing stacks 9 and 8. Railings are installed on stacks, 2, 3, 4, 5, 6. Stacks 15, 14, 12, 11, and 10 railings being delivered this week. Installation will begin the following Tuesday. Waterproofing is almost complete on the 2 stack, we are behind with waterproofing due to the weather. All 1<sup>st</sup> floor railings will be the last for installation.**
  - c. Front Step, Portico, Columns and Signs- ACG will have plan for front step this week. Flacks will be removing the picture border around the columns at the front and the lower framing at the portico. The Overlook front sign will be painted.**
  - d. D. Column 33 Schedule and Progress – The landscaper will be here this week to remove all of the trees and bushes so that the dirt can be moved across the street to access the work needed at column 33. The dirt is scheduled to be moved on October 1, 2024. After the dirt is moved then Flacks will begin work needed at column 33. Flacks will need to construct some kind of barrier around the dirt and landscaper will cover dirt with tarp.**
- 3. Bills & Payouts/Change Orders: (Steve Strong (Owners Rep) and Steve Schardt (ACG))**
  - a. Metal Door Proposals- We have 2 proposals for the door replacements. If Flacks agrees to door repairs at the east stairwell and include in his bid the building committee will recommend awarding to Flacks.**
- 4. Phase 3A: Steve Strong (Owners Rep) and Steve Schardt (ACG)**
  - a. Review Best & Final Bids for General Contractor- select Contractor for Negotiations- Steve Strong shared a spreadsheet with the 3 different bidders. Claire advised that Flacks reduced his proposal by \$500k. After much discussion, the building committee agreed to negotiate and move forward with Flacks for Phase 32(A). Bid Sheet attached.**
  - b. Discuss Tile Subcontractor Option and Plan- We currently have a couple of proposals from tile companies for removal and installation of tile. We should have 2 more proposals coming within the next week. After all proposals are**

received, we can then discuss and decide how to move forward. We will also evaluate the tile contractor's capabilities and references.

c. **New Tile Selection-** Due to MSI not being able to comply with the required R-12/R13 rating for the tile selection that we voted via material alteration. We found another tile distributor in Lake Worth that has a tile in the same color family. We will have to do another vote on the new tile choice.

5. **Update of Door Lock Issue-** Overlook's attorney sent a letter to SIW with regard to the issues with front door locks. SIW offered to come out and inspect all doors and teach maintenance personnel how to access in case of lock out.

6. **Owner Q&A –** Several owners are concerned about the condition of the clubhouse. ACG will come out next week to evaluate. **Audio/Zoom Issues:** Efforts to improve Zoom setup for better participation.

**Next meeting: October 7, 2024 @ 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)**