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MONDAY October 26, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Atrium Center – Drains & Expansion Joint

a. Change Order 24 – 13 Zurn Z532 drains for the atrium basin recommended by the Building Committee for Board approval. Flack to order immediately upon approval.
b. Change Order 25 - expansion joint work in basin area under review; Steve Strong to obtain detailed specs from Tremco. Recommended by BC for Board approval. Work to commence ASAP.
c. Catwalk drains not included in the current approval under drain change order.
d. Waterproofing preparations in basin to proceed (triangular points to remain). Final resolution on south walkways drain awaiting survey results on pitching of walkway.

2. Beach Gate:

a. Design to be revised with for horizontal bars with 1-inch spacing around handle area instead of plexiglass/mesh.
b. Drawing to be obtained from Dave and revised accordingly.
c. On-site meeting to determine final dimensions and placement relative to the staircase landing.
d. Patrick to provide dimensional plans/shop drawings once design is fully approved.

3. Clubhouse Structural Issues:

a. Engineer report of substantial issues with clubhouse. Engineer report recommendation of substantial remediation or demolition reviewed.
b. Temporary closure of two deck areas in front of the gym sliders and near staircase discussed.
c. Jason to inspect the clubhouse (including “spongy” deck areas and staircase railing) before any decision.

4. Pool Area and Outside Work:

a. Patrick to prepare change order for remaining pool railings (straight pickets, no horizontal triple bar), gates, and collection tank area. Gates for outside areas returned to shop for Medco lock configuration.
b. Steve Strong to speak with Ori regarding pulling the permit for pool equipment

replacement.
c. Photometric light study for the pool area to be requested from Marc Kushner's representative.
d. Lighting to remain separate from the rail system.

5. P1 Driveway Repair

a. Change order 26 discussed and tabled at this time; any work postponed until next summer to reduce construction conflicts.

6. Garage Gates

a. Existing tilt-up gates are almost 40 years old and need substantial repair. Bids received for replacement tilt gates and repairs.
b. Bids to be obtained from GateMaster and Coast to Coast Garage Door for replacement with roll-up gates.

7. BDA Service Agreement:

a. First-year service agreement pricing under negotiation with Robert; effort to reduce cost given existing warranty coverage. A service agreement be signed in order to close out permit and have system certified.

8. EV Charging

a. Project tabled due to high cost and limited expected usage.
b. Negotiations with Faraday to be paused.

9. Other Items

a. Surveyor (Chris) fieldwork and report to be followed up.
b. Potential paver options from Jen to be distributed to the Building Committee for preliminary review.
c. Fire sprinkler repair work scheduled to begin Wednesday (system to be drained floor by floor).
e. Landscaping spending to be held pending finalization of budget and reserves. Property encroachment issue with Windsor satisfactorily resolved.
f. Brief update on insurance claims noted.

The meeting adjourned at approximately 4:30 P.M.