

BUILDING COMMITTEE REPORT FOR JANUARY 13, 2024 @ 3:00 P.M.

- 1. Concrete Restoration Phase 2: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep)**
 - a. Update of Timeline: All concrete restoration work completed on the balcony decks. All painting complete except for touch ups.**
 - b. North, South and West Side Balconies – Progress, Railings, Issues: All first-floor railings are installed with the exception of units 114 and 115. The ocean front re-coating is almost complete. For the 8 stack, all waterproofing will be complete by the end of the week. The 8 stack hurricane shutters and tracks are to be installed next week. There is a height issue with the railings on 114 and 115. The building and health department codes require them to be higher than regular deck railings, as they are considered pool railings. However, they were fabricated to a height that was not agreed upon. Steve with ACG will reach out to aquatic engineer for specifics on requirements for these 2 units.**
 - c. Column 33 Schedule and Progress, including Drain: Pat is having the drain modified by his plumber to insure proper drainage. The drain board will be installed this week. This area will be ready by end of the week for dirt to be installed.**
 - d. Schedule and Coordination with Landscaper (Dirt Replacement, Sprinkler System, Shoring Posts) with Flacks and ACG: Brian with BMB confirmed that the carting away of debris and clean fill work will begin on January 27, 2025. This will take a couple days and Flacks will oversee the installation of dirt to ensure that the new waterproofing is not damaged.**
 - e. Reevaluation of Plan for Lobby Ramp-Handicap Access (CO 12 ON HOLD): Steve with ACG still working on plan.**
 - f. Metal Door Replacement- All doors have been ordered. Pat to get a date for delivery, as these doors are rotting and need to be replaced ASAP.**
- 2. Clubhouse Railing Plan: Pat Flack, Steve Strong, Steve Schardt**

Plan for Ramp and Handicap Access: Clubhouse handicapped railing being reinforced with 4x4 support. Will be open by end of the week.
- 3. Phase 3A Planning: Pat Flack, Steve Strong, Steve Schardt**
 - a. Contract Progress and Any Remaining Issues- Steve Strong will contact TDC to confirm all open contract issues are resolved. Flacks contract is ready for signature. No remaining issues.**

- b. Supervision of Tile Contract-Plan for Tile Pattern and Edges: TDC did a mockup on the second floor to determine how close to install tile to the edge. We are recommending the tile go almost to the edge. TDC advised that for 5 year “tile pop” warranty, it is necessary to have an expansion joint every 10 ft. This was done in the mockup, and it looks horrible, as these joints would need to be 3/8 of an inch wide and would be different looking than the grout. Much discussion was had of this issue, and the consensus was that this specific warranty is not necessary as the risk of not having it is minimal. We will go back to TDC advising we do not want the 10ft expansion joints. We will go with grout only and put in the expansion joints consistent with those the slabs.**

4. Change Orders and Pay Apps: Steve Strong, Steve Schardt.

Pay Request # 6 has been submitted and will be sent to the building committee for review, following review and approval by ACG and Strong Associates.

5. Action Item List: Building Maintenance Issues

- a. Generator Exhaust Experiment with Duct Work- We did the experiment with installing a temporary pipe and the owners of 311 complained that the fumes were horrible on their balcony. The generator tests for one hour every Thursday. There was a discussion between committee members that an hour test seems very long and that it should really only be 20-30 minutes. Trish to get with generator company to see if we can change the time for the testing. The temporary pipe extension will be removed.**
- b. Fire Alarm Project- Bass United Updates- Bass United has been here daily getting the alarm repairs complete. We are still waiting for the false alarm analysis.**
- c. Fire Marshall Volunteers- A couple of volunteers have been trained. Trish still needs to train the last volunteer. Hopefully this week.**
- d. Maintenance Progress and Schedules: Cleaning Schedule, Door Waxing and Painting, Door Numerals- Claire reported that since we have cleaning schedule in place we have had no complaints on the cleaning of the building. The maintenance team will start waxing and cleaning the unit front doors this month. We have given the maintenance staff a set of additional projects such as painting the east stairwell doors. We will be replacing any numbers on the front doors that are peeling. This will be done by maintenance as they wax the doors.**
- e. Pool/Spa Equipment and Servicing- We have been having many issues with the pool and spa equipment, as the equipment is often not working and we**

are constantly calling for repairs and incurring repair expenses. The equipment is very old and needs to be replaced as part of Phase 3B.

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

7. Owners Q &A: No questions asked.

8. Adjournment

Next meeting: January 27, 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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