

**MONDAY September 22, 2025 @ 3:00 P.M. BUILDING COMMITTEE MEETING
MINUTES**

1. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt

- a. Concrete Repairs to Date and Schedule- The majority of all concrete repairs are complete.**
- b. Update: West Side Slip Joint Repairs- The replacement of the slip joints is complete. There will be a concrete pour this Wednesday. Notice sent to all 7 stack owners that no coming or going from 8am to 1pm.**
- c. Painting Schedule Update- The painting team will be on site October 6, 2025.**
- d. Catwalk Railing Installation/Catwalks I/F/O East Breezeway- Railings being installed from the 1 stack to 5 stack. We have more railings being delivered this Thursday.**
- e. Revised Proposal for P2 Driveway Concrete Repair/Trench Drains (CO#8).- After much discussion and several revisions, Jason will discuss it with Joe and our owner's rep and make a recommendation at the next meeting.**
- f. Perimeter Railing Update- Pat advised they will be removing the perimeter railings in preparation for the new railings.**
- g. Metal Doors (MAIN FPL DOOR). – The door is not coming in until end of October.**
- h. Alarm Conduit on Floors 1 and 6 near slip joints- All repaired by Bass.**
- i. Trash Room floors- There was much discussion on whether repairing drains was required. Action currently tabled.**

- 2. 3B Concrete Restoration: Pat Flacks, Steve Strong (Owners Rep) and Steve Schardt (ACG)**
 - a. Design of Atrium Center- Preliminary Design. Engineer Review- Questions were posed to ACG as to the possibility of planters being installed. ACG advised the plan too vague. After much discussion, the group agreed to have Steve gather questions from Hank before the next meeting.**
 - b. Pool Concrete Restoration/Pool Contractors- We are waiting on DOH permit.**
 - c. Scope of Work for 3B: Flacks Bid- Flacks is working on figures for Phase 3B.**
 - d. Free Standing Railings around pool- There is a need for a free standing railing at P2 entrance to the pool stairs. Trish to get pricing. Discussion was held about risers on the steps to the sundeck and to the pool bathrooms.**
 - e. Check Valve/Drains- We do not need check valves for the drains as we vented the large pipe over column 33. Trish to get the plumber to install a gooseneck at that pipe.**
- 3. 3B Planning: Steve Strong and Steve Schardt**
 - a. Contract Extension with Flacks- Flacks is working on numbers, hoping to have by next meeting.**
 - b. Contract Extension with TDC- Joe reached out to TDC still waiting for numbers.**
- 4. Change Orders and Pay Apps: Steve Schardt and Steve Strong**
 - a. Change Orders: Change Order #8 P-2 Driveway Concrete Repair/Trench Drains.- On hold until next meeting.**
 - b. Pay App #6- BC recommending to BOD to approve. Work completed and pay app reviewed and approved by the engineer and Owners rep. for \$345k.**
- 5. Action Item List: Building Maintenance and Repair Issues**
 - a. Ventilator Replacement Update – They are coming end of October. Trish advised we have a water hose that can be used to spray off the equipment.**
 - b. Bass – Inspection/Preventive Maintenance/Speakers- Bass repaired all speakers on the first floor. Bass still needs to come replace a couple of batteries for the panels as well as a**

couple of speakers. Recent fire alarm was caused by a pull station. Letter to be sent to owners regarding criminal offense.

- c. BDA System (Fire Safety Issue)/Annual Fire Inspection Compliance- Stellar is here today performing the DAQ test so we should have a 3rd proposal by next meeting.**
- d. Lobby Elevator Machine Room Door-needs replacement- Trish to get pricing from Flacks as well as Door Dr.**
- e. Roof Sprayer/Power washer- Unit 715 is remodeling- Trish to get with owner to possibly run water connection through the roof access- get quote from plumber to run.**

6. Owner Q&A

7. Adjournment.