

## **BUILDING COMMITTEE REPORT FOR AUGUST 12, 2024 @ 3:00 P.M.**

- 1. Concrete Restoration Phase 1 Completion: Joe Dubee/Ashley (Flacks) and Steve Schardt (ACG Project Manager/Inspector)**
  - a. Atrium Beach Gate: Flack's team was advised of numerous problems with the beach gate, such as it looks cheap, horizontal bars are wrong height, brackets look cheap, gates don't align, paint is already peeling off, etc. Pat (Flacks) is out of town until Thursday, so this will be addressed when he returns.**
  - b. Fire Alarm Conduit/Wiring in Breezeways: During Phase 1, Flacks guys cut through 7 floors of conduit and fire alarm wiring at the east breezeways, creating a repair bill of over \$33k with Bass United. Flacks claims conduit was completely corroded and therefore, it was not the fault of his company. Overlook has asked for photos from Flacks demonstrating this corrosion. Pat (Flacks) is out of town until Thursday, so this will be addressed when he returns.**
- 2. Concrete Restoration Phase 2 Update: Joe Dubee/Ashley (Flacks), Steve Schardt (ACG) & Steve Strong (Owners Rep)**
  - a. Update on Permits, Timeline: Permit has finally been approved by the Town of Hillsboro Beach. Updated Timeline attached to this report. Railings for stacks 2, 3, 4, 5, 6, and 7 are expected at the end of this week. They will start installing them by next week. All post pockets on these stacks have been cleaned out and are ready for installation.**
  - b. North, South and West Side Balcony Progress and Issues: For Stacks 2,3,4,5,6,7,12,14 and 15, all concrete restoration is complete, balconies are inspected, and they meet all quality and safety standards. Stacks 8,9,10 and 11 are in progress.**
  - c. For Stacks 1,2,3,4,5,6 and 16 painting is complete. Painters will move to stack 7 next. Flacks expects to be painting stacks 15 and 14 starting August 19, 2024. Flacks will be re-painting the edges at the 01 and 16 stack due to waterproofing material dripping over several edges. Breezeways will also be painted in this Phase.**
  - d. Front Step, Front Railing and Signs: We met with Steve (ACG) and Pat (Flacks) to get a plan to address the grade differences at the front entrance step. ACG to come up with a plan. It was requested by several owners that we replace the front railing with a nicer railing including glass. This will be part of Phase 3A and is in the bid specs. We also need to have a plan for both signs in the front, that is, the sign on the front of the building and the sign close to the street. We will reach out to a sign company for ideas and pricing.**
  - e. Metal Door Proposal: Flacks provided a proposal for 3 new doors. FPL (double door), Electric Room (double door) and 5 stack elevator machine room door.**

**The Flacks proposal was \$34k. We will be obtaining additional bids for comparison.**

- f. Column 33 Proposal: Flacks provided a proposal for the work needed for column 33 repair of \$265k. This does not include the removal of the dirt. We are looking into alternative waterproofing products for use with Column 33 that could possibly reduce the price of this work.**

**3. Bills & Payouts/Change Orders: (Steve Strong (Owners Rep) and Steve Schardt (ACG))**

- a. Change order for Column 33: This is on hold until alternate waterproofing products are reviewed and priced.**
- b. Metal Door Change Order 4: This change order is on hold as we are obtaining additional bids for comparison.**

**4. Phase 3 Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG)**

- a. Phase 3A bidding, Timeline and Process (Floors 2-7): The bid has been sent out to 6 different companies. The bids are due by August 19, 2024. After receiving the bids, we will schedule a bid opening and do a price comparison.**
- b. Tile Selection Timeline, Owner Survey, Material Alteration Vote: We will be sending out a tile survey after the meeting today. This is to get a consensus on tile color choice by owners. The color choices are talc, maven gris and calypso ash. The owners have been asked to return the survey by Monday, August 19, 2024. Then we will have to do a material alteration vote which requires 14 days' notice. This vote will be done via paper as we currently do not have an online voting program.**
- c. 1<sup>st</sup> Floor and Pool Area Planning (Phase 3B) / Landscape Architect Proposal/Pool Contractor: Steve (ACG) provided a diagram of the first floor as well as drain locations. The proposal we received from the landscape architect was very expensive, so we are looking at other vendors. We will be reaching out to New Leaf Designs, as this is the company that did the artificial grass and walkways to see if they are able to come up with a plan for the first floor with pricing. We have reached out to a couple of pool contractors for pricing on new equipment but are being advised they need architectural drawings for relocating pool equipment. The cost for an aquatic engineer was \$6k. We will reach out to pool contractors to price pool equipment replacement, without moving the equipment, so we can get a budget number.**

**5. Fire Alarm System Update: We had the annual fire alarm inspection last week. There were no deficiencies, but we need to replace some batteries in the NAC panels. Joe Tolento has been working with Bass United on pricing for materials as well as another alarm company. We are waiting on Bass to provide a list of fire**

**alarms for the past 2 years with the reasons for the alarms, so we can determine which components are failing. To be discussed at next meeting.**

**6. Action Item List –Building Maintenance – Review and Additions.**

- a. Update on Door Waxing: Maintenance started waxing the doors from 7 down. However, the doors were not properly cleaned prior to waxing. The maintenance team will be re-cleaning all doors, handles, hinges and waxing them again this week. Ed has been working with the maintenance team to get them organized.**
- b. Update on Maintenance Room, Storage Room Cleanup: Ed worked with the maintenance team to discard any equipment not needed, and disposing of old paint, tools, etc. The maintenance rooms are being organized. We also need to address the owner's storage rooms as there are owners who have items that are within 18 inches of fire sprinklers. We will be sending out notices to all owners reminding them that this is a violation of our Rules and a safety issue as it impedes the flow of the fire suppressant. All items must be moved away from the fire sprinklers to comply with our insurance audit.**
- c. Owner Preventative Maintenance, Leak Detection Proposal, sealing of hardware on Sliders and Shutters: We have purchased leak detection for the generator room per the insurance audit. The engineer sent a letter to the association recommending that all slider and hurricane shutter hardware be inspected and serviced, if necessary, as many fasteners show significant corrosion damage. This will be sent to the Rules Committee for consideration of an appropriate Rule.**
- d. The FDOT will not level the drainage area in the front of the tennis court. Given the risk of falls in that area, the Overlook will plant bushes around it.**
- e. The current list of duties for our maintenance men consist of cleaning duties. Overlook needs to create another list of maintenance duties, starting with waxing all the doors twice a year.**

**7. Owner Q&A: An owner suggested painting the wood stairs in a lighter gray as the current darker gray makes the handrails very hot. An owner suggested instead of solar lights on the property to have wired lights. This will be considered as we would need new wiring.**

**8. Next Meeting: Scheduled August 26, 2024 @ 3:00 p.m. The Building Committee Meetings will be via ZOOM ONLY until further notice.**

***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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