

BUILDING COMMITTEE REPORT MONDAY, JANUARY 15, 2024 @ 3:30 P.M.

ACCOMPLISHMENTS:

16- STACK ALL RAILINGS INSTALLED. BALCONIES WERE PRESSURE CLEANED, BALCONY RAILINGS CLEANED AND INSPECTED. ALL RAILINGS HAVE BEEN WRAPPED IN PLASTIC TO AVOID ANY DAMAGE FROM THE BREEZEWAY WORK. OWNERS ARE PERMITTED ON BALCONIES UNTIL WE NEED TO WATERPROOF WHICH WILL BE EARLY FEBRUARY.

01 STACK- RAILINGS DELIVERED LAST WEEK, FLACKS IS INSTALLING. THE 01 STACK RAILING INSTALL TO BE COMPLETE IN 1 AND ½ WEEKS. THE 01 STACK SOME OF THE POSGT POCKETS NOT LINED UP SO ON EACH END FLACKS HAD TO CORE POST POCKETS FOR THE RAILING INSTALLS. AFTER RAILINGS INSTALLED- 01 STACK WILL BE CLEANED, RAILINGS CLEANED AND INSPECTED AND THEN WRAPPED IN PLASTIC. AFTER ALL RAILINGS INSTALLED OWNERS WILL BE PERMITTED ON THEIR BALCONIES UNTIL WE NEED TO WATERPROOF.

BREEZEWAYS- ALL FLOORS ARE CHIPPED OUT FOR THE SLIP JOINT REPLACEMENTS WITH THE EXCEPTION OF THE 4TH FLOOR- THIS WILL BE DONE BY WEDNESDAY.

CHANGE ORDER/ISSUES:

CHANGE ORDER #11- DRAIN AT POOL BATHROOMS- THIS CHANGE ORDER NEEDS TO BE MODIFIED AS WE ARE NOT ADDING ADDITIONAL DRAIN. ORIGINAL CHANGE ORDER COST \$7,250.00. IF WE GET MODIFIED CHANGE ORDER PRIOR TO THE BOARD MEETING SCHEDULED FOR JANUARY 17, 2024 – WE CAN APPROVE AT THAT MEETING.

CHANGE ORDER #12- MEZZANINE REPAIR- CHANGE ORDER COST \$42,450.00. STEVE SCHARDT EXPLAINED THAT THE MEZZANINE IS UNDER THE LOBBY DRIVEWAY ENTRANCE- IT IS A CORRIGATED DECK WITH STEEL PLATES- POURED CONCRETE ON TOP OF THIS AND THEN STAMPED CONCRETE ON TOP- ENGINEER IS ALSO RECOMMENDING IN THE FUTURE SOME KIND OF VENTILATION SYSTEM AS THE CORRIGATED PLATES ARE COVERED IN CONDENSATION ESPECIALLY IN THE SUMMER HEAT-AFTER MUCH DISCUSSION THE BUILDING COMMITTEE REQUESTED MORE INFORMATION ON THIS CHANGE ORDER- BUILDING COMMITTEE NOT RECOMMENDED APPROVAL FOR CHANGE ORDER UNTIL ENGINEER PROVIDES ADDITIONAL INFORMATION.

CHANGE ORDER #13 – TRASH ROOM/COMPACTOR ROOM- THIS CHANGE ORDER IS TO WATERPROOF THE ENTIRE TRASH ROOM TO PREVENT LEAKS INTO PARTS OF P1 AND

THE BIKE ROOM- CHANGE ORDER COST \$8750.00. THE BUILDING COMMITTEE RECOMMENDS TO THE BOARD TO APPROVE CHANGE ORDER #13.

2 WEEK PLAN:

BREEZEWAY- CLEAN UP REBAR- REPLACE SLIP JOINTS IN PREPARATION FOR CONCRETE PLACEMENT.

P-1 COLUMN- WE WILL BE COORDINATING THE LANDSCAPERS TO DIG UP PART OF THE FRONT GARDEN TO ACCESS THE TOP OF THIS COLUMN TO REMEDY LEAK.

ELECTICAL INSPECTION: THE ELECTRICAL SAFETY INSPECTION REPORT WAS RECEIVED LAST WEEK AND JOE TOLENTO REVIEWED – MADE SEVERAL RECOMMENDATIONS FOR SOME CHANGES WE SHOULD HAVE UPDATED REPORT THIS WEEK AND WILL DELIVER TO THE TOWN OF HILLSBORO BEACH ONCE RECEIVED. THE STRUCTURAL INSPECTION SAFETY REPORT WAS HAND DELIVERED TO STEVEN MITCHELL THE TOWN OFFICIAL LAST WEEK.

PAYMENTS:

SPECIAL ASSESSMENTS AS OF 01/16/2024

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| TOTAL COLLECTED TO DATE: | \$2,394,767.80 |
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| TOTAL SPENT TO DATE: | -\$1,248,000.41 |
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| BALANCE | \$1,146,767.39 |
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FIRST INSTALLMENT PAID BY ALL OWNERS.

SECOND INSTALLMENT PAID BY ALL OWNERS.

THIRD INSTALLMENT PAID BY ALL OWNERS.

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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