

BUILDING COMMITTEE REPORT MONDAY, FEBRUARY 12, 2024 @ 3:30 P.M.

ACCOMPLISHMENTS:

ALL SLIP JOINTS IN THE BREEZEWAYS HAVE BEEN REPLACED AND CONCRETE HAS BEEN PLACED. THE CONCRETE CAME BACK AT 8200 PSI 7 DAYS AFTER PLACEMENT.

ALL EDGES HAVE BEEN POURED IN THE BREEZEWAYS- READY FOR RAILING INSTALLATION. RAILINGS ARE ON THE PROPERTY.

P-2 ALL SHORING POSTS HAVE BEEN REMOVED AND P-1 SHORING POSTS ARE BEING REMOVED BETWEEN TODAY AND TOMORROW.

THERE ARE 3 FLOORS THAT NEEDED FULL DEPTH REMOVAL AND PLACEMENT. 2 FLOORS ARE DONE – ONE MORE FLOOR BEING WORKED ON THIS WEEK. THEN READY FOR CONCRETE PLACEMENT.

WATERPROOFING WILL BEGIN WITHIN THE NEXT 2 WEEKS. WE WILL GIVE 01 AND 16 STACK ONE WEEK NOTICE WHEN WATERPROOFING WILL BEGIN AS THEY WILL NOT BE ABLE TO ACCESS BALCONY FOR A WEEK DURING THIS PROCESS.

THE STEEL HAS BEEN ORDERED FOR THE MEZZANINE REPAIRS- SHOULD BE IN WITHIN THE NEXT WEEK THEN WE WILL BEGIN MEZZANINE REPAIRS.

TRASH ROOM WATERPROOFING WILL BEGIN THIS WEDNESDAY- THIS WILL TAKE 2 WEEKS TO ACCOMPLISH- NOTICE WILL BE EMAILED TO ALL OWNERS/RENTERS ALL TRASH ROOMS CLOSED- TRASH WILL NEED TO BE BROUGHT DOWN TO P2. FLACKS WILL LOCK DOORS SO NO ONE CAN ACCESS.

01 AND 16 STACKS WILL BE TURNED OVER TO OWNERS BY MID- MARCH.

CHANGE ORDER/ISSUES: NONE.

2 WEEK PLAN:

WATERPROOFING BALCONIES.

CRACKS IN P1 TO BE REPAIRED. TRISH WILL NEED TO WORK WITH FLACKS TO MOVE CARS.

P1 COLUMN- FLACKS DUG A HOLE IN THE FRONT GARDEN TO SEE WHERE TO ACCESS THE COLUMN THAT HAS A LEAK AROUND IT. FLACKS WILL DRILL THROUGH THE CONCRETE TO SEE HOW CLOSE COLUMN IS TO HOLE- WE WILL NEED TO MAKE THE HOLE LARGER ONCE WE ACCESS TOP OF COLUMN FOR REPAIR WORK.

ACG SENT TO 2 OTHER CONCRETE RESTORATION COMPANIES THE SPECS FOR PHASE 2 AND 3. WE WILL HAVE PRICING BY NEXT MEETING.

NEXT MEETING WE WILL DISCUSS NEXT PHASE OF PROJECT. PROS FOR CONTINUING WITH FLACKS IS WE WILL SAVE MONIES ON MOBILIZATION AS THEY ARE ALREADY HERE AND FORMS ARE MADE. WE ALSO HAVE THE TOWN OF HILLSBORO BEACH MONITORING THE PROGRESS OF THE STRUCTURAL SAFETY INSPECTION REPORT AND THEY REQUIRE A 90 DAY UPDATE- NOTE TO ALL OWNERS- THE OTHER 90 BALCONIES AND ATRIUM/CATWALK WORK IS ON THIS REPORT.

PAT FROM FLACKS ADVISED HE IS DOING SOME RESEARCH ON A PIN SYSTEM RAILING WHICH WOULD SAVE US MONEY ON PHASE 2 AND 3. TO BE DISCUSSED AT FUTURE MEETING.

PAYMENTS:

SPECIAL ASSESSMENTS AS OF 01/16/2024

TOTAL COLLECTED TO DATE:	\$2,394,767.80
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TOTAL SPENT TO DATE:	-\$1,737,113.00
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BALANCE	\$657,654.80
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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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