

BUILDING COMMITTEE REPORT THURSDAY, FEBRUARY 29, 2024 @ 3:30 P.M.

ACCOMPLISHMENTS:

01 AND 16 WATERPROOFING THE BALCONIES HAVE STARTED. WHEN COMPLETE ALL PLASTIC ON RAILINGS WILL BE REMOVED AND BALCONIES TURNED OVER TO OWNERS.

116 AND 101 WILL HAVE THEIR RAILINGS INSTALLED WHEN THE SWING STAGES ARE REMOVED.

SHUTTERS WILL GO BACK ON 216-416-401 AFTER WATERPROOFING COMPLETE. THE BALCONIES SHOULD BE COMPLETE AND TURNED OVER TO OWNERS WITHIN THE NEXT 3 WEEKS.

BREEZEWAYS: FLACKS STARTED TO REMOVE THE DUST (WOOD) WALLS. FLOORS 7 AND 6 CEILINGS AND WALLS PAINTED. PREPARING THEM FOR RAILING INSTALLATION AND WATERPROOFING

FLACKS HAD SEVERAL MISC REPAIRS ON THE SECOND AND THIRD FLOOR BREEZEWAYS.

BEACH GATE DESIGN APPROVED AND ORDERED. DESIGN ATTACHED TO REPORT.

CHANGE ORDER/ISSUES:

CHANGE ORDER # 15 BREEZEWAY MORTAR SLOPING. EAST BREEZEWAYS ARE PONDING IN AREAS WHEN RAINS- NEEDS TO BE SLOPED PROPERLY FOR RAIN RUN OFF. FLACKS WILL REPAIR APPROX. 1000 S.F. AT COST OF \$22,000.00. BUILDING COMMITTEE MAKING RECOMMENDATION TO BOARD TO APPROVE.

CHANGE ORDER #16 GARAGE FLOOR SLAB CONTROL JOINTS IN P1. THESE ARE GAPS WHERE THE SLABS COME TOGETHER. WE NEED TO HAVE ALL CONTROL JOINTS REPAIRED TO AVOID ANY TRIPPING HAZARDS. COST \$6600.00. BUILDING COMMITTEE MAKING A RECOMMENDATION TO THE BOARD TO APPROVE.

2 WEEK PLAN:

MEZZANINE- THE STEEL HAS BEEN FABRICATED- BEING SHIPPED TO MIAMI TO BE GALVENIZED- THE WORK TO START IN MEZZANINE IN 2 WEEKS.

P1 LEAKING COLUMN- FLACKS DUG A HOLE ABOVE THE COLUMN- WAITING FOR ENGINEER TO DIRECT FLACKS TO DRILL DOWN IN THE TOP SLAB TO EXPLORE TO SEE WHAT NEEDS TO BE DONE TO REMEDY LEAK.

GARBAGE ROOM- FLACKS HAS BEEN MAKING ALL THE REPAIRS IN THE GARBAGE ROOM- WEATHER PERMITTING WATERPROOFING TO START ON TUESDAY AND HOPING GARBAGE ROOM WILL BE OPEN BY FRIDAY.

PAYMENTS:

SPECIAL ASSESSMENTS AS OF 01/16/2024

TOTAL COLLECTED TO DATE: \$2,394,767.80

TOTAL SPENT TO DATE: -\$1,754,444.88

BALANCE \$640,322.92

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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