

BUILDING COMMITTEE REPORT MARCH 11, 2024 @ 3:30 P.M.

ACCOMPLISHMENTS:

16 STACK WILL BE COMPLETE TOMORROW WITH THE EXCEPTION OF THE FIRST FLOOR- THE SWING STAGE NEEDS TO BE MOVED IN ORDER FOR THE RAILING AND WATERPROOFING TO BE FINISHED ON 116.

416 SHUTTERS HAVE BEEN INSTALLED. 216 WILL BE SCHEDULED AFTER HIS TILE IS INSTALLED.

01 STACK- 701,601,504 AND 401 NEED TOP COAT- WEATHER PERMITTING WILL BE DONE WEDNESDAY-FRIDAY. 01 STACK WILL BE COMPLETE BY NEXT TUESDAY WITH THE EXCEPTION OF 101 AS THE SWING STAGE NEEDS TO BE MOVED IN ORDER FOR THE WATERPROOFING AND RAILING INSTALLED AT 101.

BREEZEWAYS – ALL RAILINGS ARE INSTALLED ON EVERY FLOOR EXCEPT THE FIRST FLOOR. BEACH GATE AND RAILING- WAITING FOR SHOP DRAWINGS AND ENGINEER APPROVAL- THEN WILL BE MANUFACTURED- APPROX 3 - 4 WEEKS.

THE BREEZEWAYS WILL BEGIN BEING WATERPROOFED WITHIN THE NEXT 2 WEEKS.

FLACKS PAINTED ALL OF THE EAST STAIRWELL DOORS AS WELL AS ALL OF THE WINDOW FRAMES AT THE BREEZEWAYS.

TRASH ROOM- DELAYED DUE TO THE RAIN. FLACKS WATERPROOFING THIS WEEK. TRASH ROOM TO BE RE-OPENED THIS FRIDAY.

FLACKS PREDICTING THAT PHASE 1 WILL BE COMPLETE WITHIN THE NEXT 3 WEEKS.

CHANGE ORDER/ISSUES:

APPROVE CORE SAMPLE PROPOSAL- COST \$1650.00. THIS IS FOR 3 CORE SAMPLES TO TEST CONCRETE STRENGTHENING TO SEE IF WE CAN USE THE SPECIAL PIN SYSTEM FOR THE RAILINGS. WE SHOULD HAVE AN ANSWER BY FRIDAY. THE BUILDING COMMITTEE IS MAKING A RECOMMENDATION TO APPROVE THIS CHANGE ORDER.

2 WEEK PLAN:

MEZZANINE- THE BRACKETS ARRIVED AND HAVE BEEN SENT TO BE DIPPED (GALVENIZED) THE BRACKETS ARE VERY HEAVY SO FLACKS IS MAKING A PULLY SO THEY CAN GET THE MATERIAL UP IN THAT ROOM. FLACKS TO BEGIN WORK IN THE MEZZANINE TOWARDS END OF THE WEEK.

SWING STAGES WILL BE REMOVED FROM THE 01 AND 16 STACKS WITHIN THE NEXT 2 ½ WEEKS. THEN WE CAN INSPECT THE EAST SEAWALL.

COLUMN LEAKING IN P1- WE NEED TO OPEN UP A 12FT BY 12FT SECTION IN THE GARDEN AREA BETWEEN P1 AND P2. THIS WILL REQUIRE AN ESCAVATOR. WE WILL GET A QUOTE FROM OUR LANDSCAPER TO REMOVE THE SOD, BUSHES AND POSSIBLY A COUPLE TREES. ONCE THE AREA IS OPEN THEN FLACKS CAN EVALUATE WHERE LEAK COMING FROM TO MAKE REPAIR.

SHERWIN WILLIAMS SENT OVER THE FIRST SET OF RENDERRINGS- BUILDING COMMITTEE REVIEWED. WE WILL BE SCHEDULING THE SHERWIN WILLIAMS REP TO ATTEND NEXT MEETING.

PAYMENTS:

SPECIAL ASSESSMENTS AS OF 01/16/2024

TOTAL COLLECTED TO DATE:	\$2,394,767.80
TOTAL SPENT TO DATE:	-\$1,759,684.88
BALANCE	\$635,082.92

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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