

BUILDING COMMITTEE REPORT MARCH 25, 2024 @ 3:30 P.M.

ACCOMPLISHMENTS:

16 STACK DONE WITH THE EXCEPTION OF THE FIRST FLOOR – SWING STAGE HAS BEEN REMOVED FROM THE 16 STACK. WATERPROOFING WILL BE COMPLETE ON 116 BY WEDNESDAY THIS WEEK.

01 STACK FINISHING THE WATERPROOFING THIS WEEK- THIS STACK WILL BE COMPLETE BY THURSDAY OF THIS WEEK. THEN THE SWING STAGE WILL BE REMOVED AND FLACKS CAN WATERPROOF AND INSTALL RAILING AT 101.

PLASTIC HAS BEEN REMOVED FROM THE 16 STACK AND MOST OF THE 01 STACK.

BREEZEWAYS ARE WATERPROOFED- PLASTIC STILL ON RAILINGS- WILL BE REMOVED WHEN 01 STACK COMPLETE.

MEZZANINE – THIS HAS BEEN A TRUE CHALLENGE AS IT IS VERY HARD TO GET MATERIAL DOWN THERE. THE ANCHORS ARE EITHER FALLING APART OR REALLY HARD TO REMOVE. THIS PART OF THE PROJECT WILL TAKE ANOTHER 2-3 WEEKS.

CHANGE ORDER/ISSUES:

APPROVE CHANGE ORDER #17- THIS IS FOR THE TRENCH DRAIN AT THE TRASH ROOM. CHANGE ORDER COST \$8750.00. AFTER THE BUILDING COMMITTEE REVIEW- THE BUILDING COMMITTEE WILL RECOMMEND TO THE BOARD TO APPROVE THIS CHANGE ORDER.

2 WEEK PLAN:

CONTINUE WORK IN MEZZANINE.

DRAIN AT TRASH ROOM – REPAIRED AND NEW GRATES.

ACG ENGINEERING TO INSPECT EAST SEAWALL AFTER SCAFFOLDING IS REMOVED.

BEACH GATE: THE SHOP DRAWINGS HAVE BEEN DELIVERED TO THE ENGINEER FOR APPROVAL. THEY WILL BE APPROVED THIS WEEK. AFTER APPROVAL WILL GO TO MANUFACTURING. IT WILL BE 4 WEEKS FOR THE RAILING TO BE DELIVERED FOR INSTALLATION. UNTIL NEW BEACH GATE. FLACKS WILL INSTALL TEMPORARY RAILING AND GATE SO WE CAN OPEN UP ATRIUM BEACH ACCESS.

PAYMENTS:

SPECIAL ASSESSMENTS AS OF 03/26/2024

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

TOTAL SPENT TO DATE: -\$1,914,290.70

BALANCE \$480,477.10

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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