

BUILDING COMMITTEE REPORT JULY 10, 2023

BUILDING COMMITTEE MEETINGS ARE SCHEDULED THE SECOND AND FOURTH MONDAY OF EACH MONTH AT 3:00 P.M.

ACCOMPLISHMENTS: FLACKS HAS BEEN WORKING FOR 26 DAYS.

SIXTH FLOOR CEILING AT THE EAST BREEZEWAY IS COMPLETE.

MAJORITY OF THE WORK CREW HAS MOVED TO THE 16 STACK. ALL EDGES REMOVED FROM 16 STACK. FORMS HAVE BEEN PLACED ON 116- THIS WILL BE A MOCKUP BALCONY. FLACKS WILL INSTALL THE CONCRETE EDGE OF 116 WITH BAGGED GOODS- INSTALL THE RAILING POCKETS- SO THE BALCONY WILL BE READY FOR NEW RAILING.

THE 01 STACK – UNITS 101 AND 201 ALL EDGES REMOVED.

ANY AND ALL REBAR NEEDING REPLACEMENT WILL BE REPLACED WITH THE NEW FIBERGLASS REBAR. THEY WILL ALSO BE USING THE NEW REBAR FOR ALL 16 STACK, 01 STACK AND BREEZEWAY EDGES.

701,601,501,401,101,716,416, AND 216 HURRICANE SHUTTERS REMOVED. ALL SHUTTERS HAD TO BE REMOVED DUE TO THE EXTENT OF THE EDGE DAMAGE AND FORM PLACEMENT FOR THE NEW CONCRETE INSTALLATION.

ISSUES: ANY SHUTTERS THAT ARE NOT UP TO THE CURRENT CODE WITH PROOF OF A PERMIT AND/OR NOA WILL NOT BE REINSTALLED PER THE ENGINEER. MANAGEMENT TO NOTIFY OWNERS.

SEVERAL BALCONIES HAVE TILES THAT ARE DELAMINATING – WAITING FOR THE ENGINEER TO GIVE QUANTITIES AND UNITS AFFECTED.

FLACKS CONTINUES TO WORK IN P2- WHEN THIS AREA IS FINISHED- WE WILL RETURN THE PARKING SPACES TO THOSE OWNERS AND MOVE TO ANOTHER SECTION OF P2.

DISCUSS THE EAST BREEZEWAY FLOORS- MANY TILES HAD TO BE REMOVED FOR THE REPAIRS- NEED A GAME PLAN FOR MOVING FORWARD.

POSSIBLE IDEAS AND PRICING FOR WHAT CAN BE INSTALLED AT THE EAST BREEZEWAYS – WATERPROOFING- STAMPED LOOK OR KNOCKDOWN FINISH. CONTRACTOR TO GET PRICING BY NEXT MEETING.

2 WEEK PLAN:

EAST BREEZEWAY- 5TH FLOOR UNDERWAY. THEY WILL CONTINUE REPAIRS GOING DOWN EACH FLOOR. THEY CANNOT START ON THE 7TH FLOOR UNTIL THE SWING STAGE IS REMOVED FROM THE ROOF CLOSE TO THAT SECTION- DUE TO THE WEIGHT OF THE EQUIPMENT.

ALL WORK EXPOSED WILL BE WATERPROOFED.

TO FINISH 16 STACK – EDGES- FORMS. TO GET READY FOR CONCRETE INSTALLATION ON THOSE EDGES.

MOVE TO 01 STACK – FINISH REMOVING EDGES- CONTINUE WITH FORMS.

NEXT MEETING – JULY 24, 2023 @ 3:00 P.M.

PAYMENTS: SPECIAL ASSESSMENTS AS OF 07/11/2023

TOTAL COLLECTED TO DATE:	\$1,532,191.99
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TOTAL SPENT TO DATE:	- \$295,615.70
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BALANCE	\$1,236,576.29
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WE CURRENTLY HAVE 3 UNITS WITH THE ATTORNEY.

11 OWNERS PAID THE ASSESSMENT IN FULL.

26 OWNERS HAVE NOT PAID THE SECOND PAYMENT OF THE SPECIAL ASSESSMENT. AS OF JULY 15, 2023, THEY WILL BE ASSESSED A LATE CHARGE AND SENT THE 30 DAY NOTICE LETTER.

NOTE TO ALL OWNERS:

ALL PAID INVOICES ARE AVAILABLE ON OUR WEBSITE.

ALL ENGINEERS' REPORTS ARE AVAILABLE ON OUR WEBSITE.

WWW.THEOVERLOOKCONDO.COM