

BUILDING COMMITTEE REPORT JULY 24, 2023

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

ACCOMPLISHMENTS:

ALL UNITS AT 16 STACK – EDGES COMPLETELY REMOVED. ALL REBAR IS BEING GRIDDED AND CLEANED AND TREATED WITH ANTI CORROSION. NEW REBAR INSTALLED AT EDGE. ALL FORMS IN PROGRESS. RAILING COMPANY INSTALLING BLOCK OUT FORMS FOR NEW RAILINGS. GETTING READY FOR THAT ENTIRE STACK TO BE POURED. NOT SURE OF DATE AS OF TODAY. THE FIRST FLOOR UNIT 116 WILL BE A MOCK UP- AND THEY WILL BE INSTALLING CONCRETE AT THE EDGE ONCE APPROVED BY THE ENGINEER AND CITY INSPECTOR.

ONCE THE 16 STACK IS COMPLETE- THE 01 STACK WILL GO MUCH FASTER AS THEY CAN USE THE FORMS FOR THAT STACK FOR THE 1 STACK AND THEY WILL NOT NEED TO BE BUILT.

FLACKS BEGAN TO WORK ON 7TH FLOOR EAST BREEZEWAY- AND WILL CONTINUE UNTIL COMPLETE. THIS AREA NEEDS TO BE WORKED WITH EXTRA CARE SO THEY WILL NOT PENETRATE THE ROOFING MEMBRANE.

6FT EAST BREEZEWAY OVERHEADS COMPLETE.

FLACKS IS CURRENTLY WORKING ON THE 5TH FLOOR EAST BREEZEWAY. THEY SHOULD MOVE TO THE OTHER BREEZEWAYS IN THE NEXT 2 WEEKS.

P2 NORTH EAST CORNER COMPLETE. FLACKS CLEANED ENTIRE AREA. THIS AREA WILL BE READY FOR CARS TO MOVE BACK IN A DAY OR TWO. THEN WE WILL MOVE TO THE NORTHWEST CORNER.

ISSUES: ALL SHUTTERS HAD TO BE REMOVED AS NOT ENOUGH ROOM FOR THE FORMS FOR THE EDGES. IF A SHUTTER IS REMOVED AND THE OWNER DOES NOT HAVE A COPY OF THE PERMIT OR NOA THE ENGINEER WILL NOT PERMIT THE SHUTTER TO BE REINSTALLED.

THE ENGINEER HAS INSPECTED ALL EAST BALCONIES AFTER EDGE REMOVAL- UNITS 701, 601, 501, 716, ALL TILES IS DELAMINATED. ENGINEER ADVISED MUST BE REMOVED. UNITS 601 HAS 40 PLUS TILES DELAMINATED- ENGINEER ADVISED ALL TILE MUST BE REMOVED. UNIT 201 HAS 26 PLUS TILES DELAMINATED. UNIT 316 HAS 22 TILES PLUS DELAMINATED. UNIT 216 HAS 35 TILES PLUS DELAMINATED.

ENGINEER IS RECOMMENDING ALL TILES TO BE REMOVED FROM BALCONIES WITH ANY DELAMINATED TILES.

BREEZEWAYS- WE HAD TO REMOVE MANY TILES FROM THE EAST BREEZEWAYS- TO REPLACE IN THE AREAS WILL BE PRETTY MUCH IMPOSSIBLE AND WILL NOT LOOK VISUALLY PLEASING.

BOTH ENGINEER AND CONTRACTOR RECOMMEND THAT THE TILES BE REMOVED IN THESE AREAS – AS WE WILL NEED TO REMOVE IN PHASE 2 WHEN WE DO THE CATWALKS- FLACKS PROVIDED COST FOR TILE REMOVAL AND POSSIBLE FINISHING. WE JUST RECEIVED THIS PROPOSAL TODAY. WILL BE DISCUSSED IN MORE DETAIL WITH THE BUILDING COMMITTEE AT A FUTURE COMMITTEE MEETING. PROPOSALS ANF SAMPLES TO BE EMAILED TO COMMITTEE. DECISION NEED TO BE MADE BY BEGINNING OF SEPTEMBER.

2 WEEK PLAN:

P2 NORTHWEST CORNER TO BEGIN. MANAGEMENT TO HAVE CARS MOVED BACK TO THE NORTHEAST CORNER AND CARS MOVED FROM FUTURE WORKING AREA.

EXPOXY INJECTIONS STARTING TOMORROW IN NORTHEAST CORNER AS WELL AS SEVERAL AREAS IN P1.

SWING STAGE TO BE MOVED TO 1 STACK- FLACKS TO FINISH REMOVING EDGES ON 301,401,501,601 AND 701. CONCRETE RESTORATION TO CONTINUE ON 1 STACK. AFTER 16 STACK CONCRETE POUR- FORMS WILL BE INSTALLED AT THE 1 STACK.

NEXT MEETING – TUESDAY, AUGUST 15, 2023.

PAYMENTS: SPECIAL ASSESSMENTS AS OF 07/20/2023

TOTAL COLLECTED TO DATE:	\$1,691,117.69
TOTAL SPENT TO DATE:	- \$300,935.70
BALANCE	\$1, 390,181.99

3 OWNERS WITH THE ATTORNEY- ALL 3 HAVE MADE ARRANGEMENTS WITH THE ATTORNEY TO PAY- WHEN WE RECEIVE PAYMENTS WE WILL REPORT UPDATED ACCOUNTING.

WE CURRENTLY HAVE 3 OWNERS THAT HAVE NOT MADE THE SECOND PAYMENT OF THE SPECIAL ASSESSMENT. THEY HAVE BEEN SENT THE 30 DAY NOTICE. IF NOT PAID WITHIN THE 30 DAYS WILL BE SENT TO ATTORNEY FOR COLLECTIONS.

NOTE TO ALL OWNERS:

ALL PAID INVOICES ARE AVAILABLE ON OUR WEBSITE.

ALL ENGINEERS' REPORTS ARE AVAILABLE ON OUR WEBSITE.

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