

BUILDING COMMITTEE REPORT OCTOBER 19,2023

BUILDING COMMITTEE MEETINGS ARE SCHEDULED THE SECOND AND FOURTH MONDAY OF EACH MONTH AT 3:30 P.M.

ACCOMPLISHMENTS:

01 STACK ALL EDGES POURED- FORMS BEING REMOVED ON MONDAY.

16 STACK STUCCO ALL EDGES, NEXT STEP, PAINTING EDGES, RAILINGS AND WATERPROOFING.

716 CEILING PARTIAL DEPTH ON SOUTH PORTION. THE CEILING EDGE WILL BE POURED FRIDAY.

BREEZEWAYS 7, AND 6 OVERHEADS ARE COMPLETE. FLACKS STILL WORKING ON 5,4,3,2 AND 1.

516 AND 416 INTRUSION WORK HAS BEGUN. DUST WALLS ARE UP IN BOTH UNITS. THIS IS TO REPLACE THE SLIP JOINT RODS THAT HAVE DETERIORATED. THEY ARE REPLACING THE METAL RODS WITH STAINLESS STEEL RODS WITH PLASTIC SLEEVES.

ENGINEER RECOMMENDS WE CHECK ALL RODS ON EVERY BREEZEWAY FLOOR ATTACHING TO THE 16 SIDE.

P2 WILL BE COMPLETE THIS FRIDAY. FLACKS WILL BE MOVING TO P1 NEXT WEEK.

CHANGE ORDER/ISSUES:

CHANGE ORDER 6 WAS SIGNED 10/05/2023 FOR THE SLIP JOINT REMOVAL AND INSTALLATION AT EXPANSION JOINT WITH 5 NEW STAINLESS-STEEL RODS WITH PVC SLEEVES PER ENGINEERS SPECIFICATIONS. POUR BACK REPAIRS USING SIKA 211 AND CONCRETE MORTAR. COST \$6000.00.

2 WEEK PLAN:

01 STACK- FORMS TO BE REMOVED MONDAY. GRINDING ALL EDGES AND STUCCO TO BEGIN.

CONTINUE WITH THE BREEZEWAYS. SWING STAGE TO BE MOVED TO THE MIDDLE BREEZEWAYS TO BEGIN REMOVING RAILINGS AND EDGES.

FLACKS WILL BE STARTING ON P1 THE FAR SOUTH PORTION. ALL CARS HAVE MOVED.

FIRST FLOOR ATRIUM GATE TO THE BEACH NEEDS TO BE REPLACED. A SKETCH WILL BE PROVIDED TO MANAGEMENT FOR APPROVAL. THE GATE WILL MATCH NEW EAST BALCONY RAILINGS.

IT WAS BROUGHT UP BY OWNER DAN BALSAMO ABOUT THE SEA WALL PROGRESS. PERMITS ARE IN FOR THE SOUTH SEAWALL. DAN SAID WAS WORKED ON FOR A YEAR AND A HALF AND THEN PROGRESS SLOWED UP. DAN WILL REACH OUT TO MORTEZA THE ENGINEER FROM GREEN COASTAL TO MOVE FORWARD WITH THE BIDDING PROPOSALS.

JUST A REMINDER TO ALL OWNERS, THIS PROJECT WAS DELAYED A MONTH DUE TO THE CHANGE IN REBAR MATERIAL. CONTRACT CALLS FOR 250 DAYS UNTIL COMPLETION. FLACKS WILL BE HERE UNTIL PHASE 1 IS COMPLETE.

NEXT MEETING – MONDAY, NOVEMBER 6, 2023, AT 3:30 P.M.

PAYMENTS:

SPECIAL ASSESSMENTS AS OF 10/23/2023

TOTAL COLLECTED TO DATE:	\$1,757,536.05
TOTAL SPENT TO DATE:	- \$732,718.57
BALANCE	\$1,024,817.48

FIRST INSTALLMENT PAID BY ALL OWNERS.

SECOND 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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