

BUILDING COMMITTEE REPORT MONDAY, DECEMBER 11, 2023

ACCOMPLISHMENTS:

16 STACK – PAINTING FINISHED. RAILS BEING INSTALLED. 716 AND 616 RAILINGS HAVE STARTED TO BE INSTALLED. ALL BLUE FILM REMOVED FROM WINDOWS/SLIDERS AND CLEANED.

01 STACK- GRINDING NEW EDGES COMPLETE- PRESSURE CLEANING TO START- THEN PAINTING. DEPENDING ON WEATHER.

BREEZEWAYS- ALL RAILINGS REMOVED- EDGES REMOVED. REBAR CLEANING AND DETAIL. FORMS INSTALLED IN AREAS FOR NEW CONCRETE PLACEMENT.

SHORING POST PLACEMENT TO CONTINUE – GETTING READY FOR SLIP JOINT REPLACEMENTS- WILL TAKE PLACE JANUARY 8, 2024.

P-1 CONCRETE REPAIRS COMPLETE – GARAGE PRESSURE CLEANED IN PREPARATION FOR PAINTING.

CHANGE ORDER/ISSUES:

2 WEEK PLAN:

16 STACK- FINISH INSTALLING ALL RAILINGS- THEN SCHEDULE WATERPROOFING THE DECKS.

01 STACK- FINISH PRESSURE CLEANING- PAINTING ALL CEILINGS AND EDGES- RAILINGS WILL NOT BE INSTALLED UNTIL AFTER NEW YEAR. FLACKS TO SCHEDULE DELIVERY ON JANUARY 8, 2024.

BREEZEWAYS- SHORING INSTALLATION TO CONTINUE- FORMS FOR CONCRETE PLACEMENT. PREPARING ALL FOR SLIP JOINT REPLACEMENTS TO TAKE PLACE AFTER NEW YEAR. FYI THIS WILL REQUIRE FULL DEPTH CONCRETE REMOVAL SO WHEN HOLIDAY BREAK OVER THIS WILL START AND VERY NOISY.

P1 ALL CONCRETE REPAIRS COMPLETE- WITH THE EXCEPTION OF THE LEAKING COLUMN- TO BE ADDRESSED AFTER HOLIDAYS.

P-1 FLACKS WILL BE PAINTING ALL REPAIRED AREAS.

FLACKS WILL THOROUGHLY CLEAN THE BUILDING WHERE ALL CONCRETE WORK TAKING PLACE ON DECEMBER 21 AND 22, SO ALL CLEAN FOR THE 2 WEEK BREAK.

NEXT MEETING – MONDAY, JANUARY 15, 2024 @ 3:30 P.M.

NO WORK DATES FOR THE HOLIDAYS ARE AS FOLLOWS: FLACKS WILL STOP WORK FOR 2 WEEKS. DECEMBER 25, 2023, TO JANUARY 5, 2024. WORK WILL RESUME JANUARY 8, 2024.

PAYMENTS:

SPECIAL ASSESSMENTS AS OF 12/13/2023

TOTAL COLLECTED TO DATE:	\$2,320,881.21
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TOTAL SPENT TO DATE:	-\$1,233,673.96
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BALANCE	\$1,087,207.25
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FLACKS WILL BE SUBMITTING A PAY REQUEST MONDAY, DECEMBER 18, 2023.

FIRST INSTALLMENT PAID BY ALL OWNERS.

SECOND INSTALLMENT PAID BY ALL OWNERS.

THIRD INSTALLMENT – STILL WAITING ON 8 OWNERS TO MAKE PAYMENT.

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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