

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

1. Concrete Restoration Phase 1 Update: Pat Flack (Flacks) and Steve Shardt (ACG Project Manager/Inspector).

- a. **Punchlist - We still have railing repairs to finish in units 201, 116 and 416. This is scheduled for next week when the railing company comes to install the beach gate. They will then make all the final repairs in the 1 and 16 stacks.**
- b. **Column 33- The engineering company believes the problem we have is “sheer punching”, which occurs when a slab is pushed down over a column due to the weight above, such as the dirt. This problem has existed since before Trish came to work in the building, over 24 years ago . Hank Kreh, the ACG engineer, was out to inspect the area. He will be issuing a report detailing his recommendation on correcting this problem within the next couple of days. He also increased the number of shoring posts in P1 supporting the concrete slab.**
- c. **Atrium Gate - The atrium gate has been sitting at the paint vendor for the past couple of weeks. There are only 4 paint vendors in South Florida that apply Kynar finish. Pat from Flacks advised he is having the beach gate taken to another vendor, that is our Poma vendor, to apply the Kynar finish this week. The beach gate should be installed next week.**
- d. **North Stairs – Pat from Flacks provided a proposed change order to repair the north stairs, but this is not the type of work he generally provides. We decided alternatively to contact the vendor that built the pool stairs and decking. They gave a great proposal of \$2750.00 to make the repairs. We contracted with them, and they will be out this week to repair the north stairs.**
- e. **Additional Leaks in P1 – Flacks provided change orders to address these leaks. Steve Strong will review the change order to determine if we want to proceed with pressure injections to address the leaks over parking spaces 206 and 207.**

2. Concrete Restoration Phase 2 update: Pat Flack (Flacks), Steve Schardt (ACG) & Steve Strong (Owners Rep)

- a. **Permit Update- The necessary permit has not yet been issued, as the City requested additional information due to the changed railings and railing drawings. Hank Kreh also requested additional information from Poma in order for him to review and approve the drawings. This will be completed this week.**
- b. **Timeline – Pat (Flacks) sent over an updated timeline, which is included with these minutes. A swing stage has been moved to the 01 stack to begin the painting. Flacks will cover all the new railings as the paint needs to be sprayed due to the fluted block on our building. Another swing stage will be**

going to the 16 stack to begin painting there. Swing stages were dropped off today to be placed on the 15 and 14 stacks. They will begin to move them and install them on both stacks on Wednesday. Flacks has also moved a swing stage to the 06 stack and will be adding another swing to the 07 stack next week. Owners have been notified to remove all items from their balconies and that Flacks will be putting blue plastic on all sliding glass doors before any work begins. An invoice for \$197,100.80 from Flacks will be processed for payment following review by our engineering company and Owner's rep, and presentation to the Building Committee. The majority of this invoice was for the deposit to Poma for the railing order.

- c. **Railings** – The new railings will be moved into fabrication, hopefully this week, after the engineer signs off on the drawings. The projected timeline for completion of the railings is 4-6 weeks.
- d. **North Side Balcony Progress and Plans** – In the 2 and 3 stacks, all repairs are complete except those associated with the railings. The 4 and 5 stacks are in progress. There are 4 pending intrusions into units 604, 504, 405 and 605, due to rusted rebar found under the sliding glass doors that needs to be remedied. The need for intrusion was determined after inspection by ACG's engineer and confirmed by a consulting engineer. Flacks will need to build weather walls in all 4 units, but all repairs will be done under the sliding glass door tracks, so they do not plan to have to remove any sliding glass doors. The intrusion work is scheduled to start at the end of this week. The ACG report detailing the need for the intrusions and the plan of work going forward will be provided to all owners. A swing stage was added to the 06 stack, and another will be placed at the 07-stack next week.
- e. **Pool Area Plans** – The pool area railing and lighting replacement has been delayed until phase 3 for planning. Steve Strong (Owner's rep), Trish and Dan Balsamo will be meeting with a pool engineer next week to discuss plans. On a positive note, Trish met with the pool company about the Diamond Brite finish on the pool, and Overlook does not need to redo this finish for an estimated 5 years. The pool company just recommended that when the pool is closed, we should acid wash it to remove the discoloration and staining which occurs due to the heaters.
- f. **Painting Vote and Schedule** – The painting vote was completed at the last Board meeting. Flacks will begin painting 01 and 16 stack, then will go back to 02 and 03 for painting, and they will continue to paint as they move from stack to stack.

- 3. **Phase 3 Planning: Steve Strong (Owners Rep) and Steve Schadt (ACG)** – Claire advised we are still planning for phase 3 and with more to be discussed at future meetings.
- 4. **Fire Alarm Repairs** – All fire speakers are working in all units. All strobes and horns are up and running. Bass United still needs to come out to address covers and a NAC box in the storage room. The fire panel is clear. We have not yet received

Bass's bill for all the repairs. Trish will now go out to other companies for quotes on possibly replacing Bass as the alarm vendor.

- 5. Action Item List – See attached updated action item list. Additionally, Claire reported that we are purchasing a cell phone for the office so when guards go on rounds, they can forward the office phone to the cell phone, and this way we can be in touch with staff at all times.**
- 6. Next Meeting: Scheduled June 17, 2024 @ 3:30 p.m. The Summer Building Committee Meetings will be via ZOOM ONLY.**

PAYMENTS:

Special Assessment as of 05/20/2024

Total Collected to Date:	\$2,394,767.80
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Total Spent to Date:	-\$2,285,346.58
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Balance:	\$109,421.22
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All owners paid the special assessment for Phase 1.

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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