

BUILDING COMMITTEE REPORT MAY 20, 2024 @ 3:30 P.M.

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

- a. **Punchlist- Pat Flacks reported that all 01 and 16 stacks are complete, except 416 and 201 railings need to be addressed and will be taken care of when the railing company installs the beach gate. Trish will send an email will to all owners of the 01 and 16 stacks asking if they have any issues that need to be addressed to insure any other remaining issues are fixed.**
- b. **Column 33 – ACG found more damage extending out further than what was originally exposed, so we had to get the landscaper back to open the area about 4 more feet to address the additional work needed. Flacks will now remove all the waterproofing off of the new exposed area and then ACG will inspect.**
- c. **Atrium Gate and Stairs – The beach gate will be delivered and installed in the first week of June.**
- d. **North Stairs – Flacks will give a change order for the repairs needed for the north stairs this week. This will be sent to the board and building committee for review. If approved Pat advised 1 week to repair.**
- e. **Additional Leaks at P1- There are leaks at P1 by spaces 206/207. This will require pressure injections, or other remediation. Flacks to send over a change order for review. There are 2 additional cracks, one in P1 and one in P2 that Flacks will address.**

2. Concrete Restoration Phase 2 update: Pat Flack (Flacks), Steve Schardt (ACG), and Steve Strong (Owner's Rep).

- a. **Permit Update – All paperwork has been delivered to the Town of Hillsboro Beach to amend the permit. The agreed upon start date under the Flacks Phase 2 contract is May 13.**
- b. **Timeline – Flacks provided a projected timeline just prior to the Building Committee meeting. This will be reviewed by the Board and Building Committee. The Timeline is attached to the minutes.**
- c. **Railings – The Puma Pin rep was out and did the scan of the building. Railing drawings have been turned into the City for approval. Railings are on order. Railing installation is projected for July/August.**
- d. **North Side Balcony Progress and Plans – Stacks 2,3,4 and 5 are in progress. Flacks will remove all tile from the shutter track out to the edge of balcony. He will make any necessary repairs between the shutter track and edge, and drill out the post pockets in preparation for new railings. Flacks will be painted, railings will be installed and then waterproofing is the last step. ACG and Steve Strong are discussing the plan for tiles in the main section of the balcony, and in front of the sliding glass doors.**

- e. **Pool Area Plans** – This area needs to be properly planned so the pool area will be part of Phase 3. There have been discussions of moving the outdated pool equipment away from its current spot on the pool deck in front of the beach and replacing with new equipment which is half the size of the original equipment. This work will require an aquatic engineer, and our owner's representative will be reaching out to a couple aquatic engineers. The new railings around the pool, new lights, and new wiring will also be part of Phase 3.
 - f. **Painting Vote and Schedule** – Claire reported to date we currently have 77 votes with 73 wanting a change in color and 4 wanting to keep color. The final vote numbers and plan be decided and approved at the Special Members Meeting scheduled for May 23, 2024.
3. **Phase 3 Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG).**
- a. Steve Strong is working with Steve Schardt on planning Phase 3. We may need a landscape architect for the center of the atrium area. Steve Strong will meet with a couple landscape architects to get bids. Steve Strong advised we need 3-5 months for planning the work in this stage.
4. **Fire Alarm System Repairs:**
- a. Claire reported that we originally had 37 system troubles and now we are down to 2. All interior speakers are working except for the 301 – 305 and 708. These speakers will be fixed tomorrow. A letter was sent to Bass United concerning their performance, and we will get bids for a possible new company.
5. **Action Item List- Updated and attached.**
6. **Next Meeting: Scheduled June 3, 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
Total Spent to Date:	-\$2,279,845.46
Balance:	\$114,922.34

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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