

BUILDING COMMITTEE REPORT MAY 6, 2024 @ 3:30 P.M.

- 1. Concrete Restoration Phase 1 Update: Pat Flack (Flacks) and Steve Shardt (ACG Project Manager/Inspector).**
 - a. Pat Flack reported that all units in the 16 stack and 01 stack punch list is complete, except 416 needs a few minor repairs and they are waiting on 401 to install tile so they can install the shutters. Breezeways are complete.**
 - b. Column 33- After opening this area above the column and grinding cracks, the engineer found many hollow spots, so this required a little more concrete restoration. Flacks will continue to repair this area this week and then next week hopefully they can waterproof. We will then do a water test to make sure that the leak is repaired.**
 - c. Atrium Gate & Stairs- The stairs were repaired and painted today. The beach gate has been ordered and should arrive in 2 weeks. After installation, we can open the atrium beach entrance.**
 - d. North Stairs- ACG has a plan to repair these stairs as the stringers are off, ACG and Flacks will get together next week to make these repairs.**
 - e. Trash Room Trench Drain Repair- The trench drain has been repaired, with new concrete and waterproofing complete, with new drain cover.**
 - f. Additional – There are several leaks above parking spaces 206/207 in P1 that will require pressure injections. We also need to remove several gutters that were placed by previous staff to redirect leaks and address those leaks.**
- 2. Concrete Restoration Phase 2 update: Pat Flack(Flacks), Steve Schardt (ACG) and Steve Strong (Owners' Rep)**
 - a. Permits and Contracts- All contracts for Phase 2 have been signed (Flacks, ACG, and Steve Strong) and a permit has been applied for with the Town of Hillsboro Beach.**
 - b. Timeline, including Paint & Stack Schedule- Flacks started on stacks 2,3,4 and 5. Precondition surveys have been done. Blue plastic has been applied to all sliders. ACG will mark all damage needing repairs. As work is undertaken, more concrete damage may become visible, and additional repairs may become necessary. The Poma Pin System representative will be out tomorrow to start scanning the building. Flacks to provide a projected timeline by the next Building Committee Meeting, with the understanding that, as with all construction projects, the timeline is subject to revision as the project proceeds.**
 - c. Railings- POMA representative will provide drawings to ACG after scanning complete to get railings ordered. Lead time 6-8 weeks. There is 564LF of additional common area railing not included in Flacks contract that will need to be replaced. We are evaluating the replacement of all the railing around**

pool area and new lighting in Phase 2 . We are working on figures for the pool lighting. A photometric study will be needed for new lighting at the pool.

- d. Balcony Prep Work- All owners were advised that all items had to be removed from their balconies so work could commence on Stacks 2-5.**
- e. Preliminary Discussion Regarding Pool Area - With the need to replace the railing around the pool, owners have inquired about the removal of the 40-year-old pool pump box from the pool deck. An aquatic engineer is required for this scope of work. The owner's rep, as well as the engineer will get a proposal to see what it would entail and cost. The owner's rep suggested creating a wish list of items such as updated pool bathrooms, new pavers at the pool, moving the pool pump box, etc. for possible subsequent consideration by the Building Committee etc. This is in the preliminary stages and no decisions have been made.**

3. Phase 3-Bid Preparation & Bids: Steve Strong (Owner's Rep) and Steve Schardt (ACG).

- a. ACG and Owners Rep to prepare a scope of work and bid package for Phase 3 to be sent go to a minimum of 3 companies for competitive bids. Phase 2 should be complete by February 2025, and Phase 3 would then commence.**

4. Fire Alarm System Repairs and Plans- Claire reported we had another false fire alarm last week and the fire department and/or police were not dispatched. We have several speakers on certain floors that are not working as well as multiple pull stations and strobes at the east breezeway. These items were damaged when the east breezeways were worked on by the concrete restoration company. We were on Firewatch for several days until Bass United got all pull stations up and running. Bass is projecting to have all items repaired by the end of week. We are on a month-to-month contract with Bass United. Once all repairs are complete, we will be going to other vendors for bids, as we are not happy with the response from Bass. We have also reached out to our attorney to draft a letter to Bass putting them on notice of the safety issues as well as many false alarms.

5. East Breezeway Lighting Electrical Repair (Phase 1 Restoration) – Cornerstone is repairing all the electrical issues we have at the east breezeways due to the concrete restoration. This is the east wall turtle lighting, as well as several outlets at the east breezeway. The repairs should be complete within the next week.

6. Action Item List- Attached to the report.

- a. Painting – Claire reported that the original survey that went out for color choice came back with 78 votes. 45 voted for #1, 21 voted for #2, 3 voted for #3 and 9 voted for #4. There were several complaints that the white choice**

was too white (#2). We then met with a designer for her recommendation. She recommended color choices that looked too close to the original color. We need to do a formal vote to change the color of the building, which requires a 14-day noticed vote and a majority to change the color. This will be scheduled.

- b. Zoom system for clubhouse still being evaluated.
- c. Small Sinkhole in front of building – FL DOT and town being contacted, as this seems to have resulted from their work on the road.

7. Next meeting – May 20, 2024 @3:30 p.m. (There will also be a walking meeting around the property on Monday, May 13, 2024 @ 3:30 p.m.)

PAYMENTS:

Special Assessment as of 04/22/2024

Total Collected to Date: \$2,394,767.80

Total Spent to Date: -\$2,270,651.46

Balance: \$124,116.34

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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