

MONDAY February 16, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING
AGENDA

1. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt

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- a. **Phase 3A Schedule/Financial Projections- Flacks to provide.**
- b. **Painting Update- Most painting completed on floors 7-2, except punch out and doors.**
- c. **Ponding and Mortar Buildup Update- TDC needed 2 additional areas done. There is another area on the 4th floor that will be completed this week.**
- d. **Tiling Update – Tile, Grout, Edges- This is in progress- there is a meeting scheduled for tomorrow to discuss progress with TDC.**
- e. **Perimeter Railing Drawings/ACG Review- Pat will bring hard copies to Hank for signature.**
- f. **Metal Door (MAIN FPL DOOR) Update- FPL to come out this Friday. Flacks to make adjustments to the FPL door.**
- g. **Roof overhang cracks (7th floor): 2 Options- Pat sent time and material option during meeting, BC to review.**
- h. **Window Painting Proposal- Flacks to provide CO, Trish and Charles walked all floors and submitted a spreadsheet with all windows/slider frames in need of paint.**
- i. **Lobby Elevator Machine Room Door- Waiting on additional proposal.**
- j. **Documentation/Warranty for Railing Touchup- Pat has all of the warranty information and is putting together a maintenance program.**

- 2. 3B Concrete Restoration: Pat Flacks, Steve Strong (Owners Rep) and Steve Schardt –(ACG)**
 - a. Design of Atrium Center – Pedestal System**
 - b. Atrium Clean-up by BMB – Next Steps – BMB has removed all the dirt, rocks, etc. He will have the rest cleared up this week. ACG, Strong, Flacks and BC members to meet Thursday at 9:30 a.m to discuss next steps.**
 - c. Updated Bid Sheet: 3B/Pricing/Waterproofing Options**
 - d. Pool Update: Concrete and Equipment- Wendy is reaching out to companies. Trish reported the jets are not working in the hot tub and waiting for the current pool company to come out and access.**
 - e. Lighting around pool/Railings**
 - f. Drains- We will test drains after everything is removed from the atrium.**

- 3. 3B Planning: Steve Strong and Steve Schardt**
 - a. Contract Extension with Flacks**
 - b. Contract Extension with TDC**

- 4. Change Orders and Pay Apps: Steve Strong and Steve Schardt**
 - a. Change Orders - Roof Eyebrow? – Flacks to provide additional CO.**
 - b. Flacks Pay App # 9- The Building Committee reviewed the Pay app. It was approved by ACG and Strong Associates. The Building Committee recommends Board approval of Pay App #9.**

- 5. Action Item List: Building Maintenance and Repair Issue**
 - a. Bass – Fans – Joe advised that Bass needs to come back and install switches as well as replacing the smoke detector with a heat detector at the exhaust fan room.**
 - b. Trash Rooms- Still waiting on Gimler to give a price. We will reach out to additional plumbers.**
 - c. Beach Plantings- This is in the works, Robert from Beachmaker is trying to locate sea oats. We also will need to prune the existing dune.**

- d. AC disconnect Boxes- Emails have been sent to 17 owners who need to replace the AC disconnect boxes. They have been given 30 days to comply.**
- e. BDA permit- We filled out and submitted the permit paperwork for the BDA system, so that is moving forward.**

6. Owner Q&A

7. Adjournment.