

BUILDING COMMITTEE REPORT FOR MAY 5, 2025 @ 3:00 P.M.

- 1. Concrete Restoration Phase 2 Completion: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep) - Metal Door Replacement: Update on Order and Delivery- Pat advised it will be delivered at the end of May.**
- 2. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt**
 - a. Tile Removal- Update and Schedule/ First Floor Tile Removal: Floors 7,6,5,4, and 3 are complete. Floor 2 is almost complete. Claire reported at the meeting last week that the Board approved the removal of tiles from the first floor by TDC. TDC will be moving to the first floor after the second floor is complete.**
 - b. Engineering Review of Catwalks- Floors 7 through 3 have been marked out. Floor 2 is not yet done.**
 - c. Update Schedule for Concrete Repairs- Flacks started on floors 7, 6, 5 and moved to 4 for the concrete repairs.**
 - d. Proposal for Sealing Windows and Elevator Entrances/CO#2 Clarification: After much discussion, it was decided that we will proceed with option b and c on Change Order #2. Pat to walk catwalks with Trish to determine where water could potentially enter units on the south side. Flacks will flash patch the service elevator landings on all floors.**
 - e. Concrete Thresholds Update- Many of the concrete thresholds at unit owner front doors were damaged in the process of tile removal. It was decided that the thresholds will be patched/repaired along with tile installation.**
 - f. Lobby Front Railing Proposal- Still waiting for a proposal from Flacks.**
 - g. Proposal for P1/P2 Concrete Repair/Trench Drains (CO#3) – The change order Flacks proposed is incorrect. Flacks to revise. Claire, Frank and Joe to revisit the drain areas. The drain at P2 at the gate will be replaced now; the one at the top of the driveway we will leave alone for now. We have leaks going into the garage from that driveway that will need to be addressed as well.**
 - h. Railing Update: Drawings were reviewed by our Engineer Hank Kreh and his comments on the drawings were sent to the railing company to make changes to the drawings. Once the railings are in fabrication, Flacks will begin removing existing railings. It is anticipated that this will occur sometime in June.**
 - i. Conduit in Catwalks- While chipping the concrete in areas needing repair Flacks is hitting conduit running under the walkways. Flacks will be very careful going forward with concrete repairs so we do not have issues with electrical or alarm wires or Hotwire Fiber in the conduits. The large**

plastic conduits that are damaged can be gorilla taped, but if the metal conduit is damaged, it will require replacement. We already had an issue with the fiber being damaged going to 702,602, and 502. Hotwire will be out to run new fiber to those units this week.

- j. It was recommended by the BC that we use Sika in the catwalk areas that are contiguous to the breezeways , rather than RedGuard, as those areas are subject to the same level of erosion as the breezeways themselves.

3. Milestone Inspection- Electrical Work:

- a. Cornerstone- panels in generator room/elevator issue/outage- Cornerstone had to reschedule the replacement of the panel as when he started the job on April 26th, it shut down all safety lighting to the stairwells. They will be back on May 10, 2025, to replace the panel.
- b. Electrical Inspection per Insurance Company Request- Mills completed all the field work for the infrared testing. They will be sending over the report with recommended repairs. George Folles from the Town of Hillsboro has been given copies of the permits and completed work. When Cornerstone is done with the panel change out, we will notify the Town that all work has been completed.

4. 3B Planning: Steve Strong (Owner Rep) and Steve Schardt (ACG) – SCOPE OF WORK/BIDDING

- a. Atrium Floor Concrete Restoration- Drains, Water Retention, step up: After much investigation, it was found that the drainpipes from the atrium are connected to a clean out above the column 33 area, and the fitting rises above the ground. However, there is a cap over it. Joe is working with Juan to remove the cap so that line can be vented. Once vented, we will see if that helps with the flow of water from the atrium. If this works, we will put it in a permanent vent that we can hide behind the foliage out front.
- b. Design of Atrium Center Following Restoration- We are still waiting on the proposal from Ames. Steve Strong sent over an earlier proposal from another landscape architect he previously worked with. Trish to send pictures of atrium to Jason for review.
- c. Pool Equipment/Engineer Update- Claire reported we signed the contract with RJS on Thursday night. Steve Strong to reach out to him to schedule him for a visit to our site and to get him started on the drawings.

5. Change Orders and Pay Apps: Steve Schardt and Steve Strong – CO#3 to be reviewed.

6. Action Item List: Building Maintenance and Repair Issues

- a. Annual Fire Inspection Update- Compliance/ BDA System- We have 3 proposals for the DAQ test. Joe spoke with Broward Fire Rescue, and they are familiar with 2 of the 3 companies from which we have received proposals. Claire will reach out to our attorney to see if we are grandfathered, Claire will also reach out to Mac Serda the Town Manager.**
- b. Gutter in P2- We are addressing all fire inspection violations. When those are complete, we will install a gutter.**
- c. Ventilator- Repairs/Replacement/Coatings- We have 2 new quotes for the ventilators. They offer better coatings with a 5-year warranty. Hilton has been working with Smart Air on various options. Hilton and Trish to have a call with Mike with Smart Air this week to review the options. Following that call, Hilton will make his recommendation to BC. We need to have a contract signed and be in place by May 15, 2025, according to the fire inspection.**
- d. Locker assignments – to be discussed at the next meeting.**
- e. Bass/Fire Alarms/Flow Switch- Walter was out and changed all the covers for the old pull stations at the east breezeways. The approved proposal for the flow switches was sent to Bass. They have sent a bill for a deposit of 25% to order materials, and then the work will be scheduled.**
- f. Irrigation issues with North Side- Brian, our irrigation/landscaper is currently working on repairing the irrigation system. Frank is working with him to make sure this gets repaired promptly. Once the sprinkler system is repaired, we will then discuss replacing shrubs and sod on the north side.**

7. Adjournment

Next meeting: May 19, 2025 @ 3:00 p.m.

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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