

BUILDING COMMITTEE REPORT FOR JUNE 30, 2025 @ 3:00 P.M.

IMPORTANT NOTE: As the meeting began, Claire reported that as of July 1, 2025, a new FL law will be in place requiring that all Board and Committee meetings which are conducted with video (such as Zoom) must be recorded and available to all owners via the condo website for 1 year. Trish will post all recordings on our website. Since full recordings will be available for all owners to listen to, future written minutes will be brief and in accordance with legal requirements.

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

- a. Concrete Repairs to Date and Schedule-** Concrete repairs are moving along. Pat advised that Flacks has 3 swing stages set up as they are needed for all edge repairs. All railings from the service elevator eastward to the 5-stack elevator have been removed. The ceilings and the majority of crack repairs are complete. The railing company has started coring out the concrete to prepare for the new railings.
- b. Catwalk Lighting/Electrical Shorts-** In order to repair the electrical short close to the 14 stack, we need to put a channel in the ceiling from one fixture to another so that the conduit is buried in the concrete and the fixtures will be flush with the ceiling. We cannot go straight from one fixture to the other. The plan is to route the channel to the edge repair and bury the pipe in the edge repair. This was approved by our engineer. Flacks to coordinate with his electrician once channel is complete. There are other shorts on the east breezeway we are addressing as well.
- c. Nosing Expansion Joints-** This is Change order #5. We have discussed this in past meetings. The change order was provided 2 weeks ago and sent to the board and building committee for review. It is estimated to be 525 linear feet at a cost of \$44,625.00. The Building Committee recommended it for approval by the Board.
- d. Slip Joint Review and Update-** East and West Sides, Sika change order- This is Change order 4 for applying a Sika waterproofing membrane, instead of RedGard, on the catwalks in the areas adjacent to the east breezeways. Flacks will need to grind the concrete adjacent to the breezeways as there is more preparation work needed to apply this type of waterproofing membrane. This will only be applied at the east walkway from 01 stack to 16 stack. This Change Order #4 was recommended by the BC for approval by the Board. Additionally, ACG advised that the slip joint rods on the west side are in bad shape. They need to be replaced. There are 333 slip joint pins on 2-7 floors at the west side, equaling 55 linear feet on each floor. The cost for each pin is approx. \$150.00 but this

doesn't include the removal of the concrete and placement. Flacks to submit a proposal/change order for the slip joint repairs.

- e. **Lobby Front Railing Proposal-** We are waiting for a proposal from Q&Q.
- f. **Revised Proposal for P2 Driveway Concrete Repair/Trench Drains (CO#3) –** Pat reached out to the Sika manufacturer to inquire about what we can do on the ramp. Pat advised that he should have something by the next meeting.
- g. **Railing Update/Schedule – Perimeter Railings -** Q&Q walked the property. They will come back out to get specific measurements and get drawings to our engineer for approval in order to get the perimeter railings in fabrication. There is a possibility we might have to raise the height of the wood fencing around the exhaust fan due to code requirements.
- h. **Metal Doors: P1 Exhaust Fan Room, Painting-** All doors were installed except the main FPL room and the exhaust fan room at P-1. These doors should be delivered in another week. All doors have been primed but still need to be painted. It was decided that these doors will be painted grizzle gray, which is the grey edge color on the building.
- i. **Unit 106 Issue-** The owner reported what appears as a rust stain coming up from the waterproofing along the edge of her balcony. Flacks to come out and inspect and remedy. He believes it is from steel too close to the surface.

Finally, Claire asked Flacks to provide a 90 day projection of costs for planning purposes.

2. 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG) – SCOPE OF WORK/BIDDING PROCESS

- a. **Design of Atrium Center- Landscape Architect Comparison/Interviews-** We had one interview this morning and another scheduled for Wednesday.
- b. **Pool Equipment/Engineer Update-** We should hopefully have something from the engineer by the next scheduled meeting.
- c. **Bidding Process for GC-** on hold.
- d. **Bidding Process for Tile-** on hold.

3. Change Orders and Pay Apps: Steve Strong and Steve Strong

- a. **Change Order #4-Installation of Waterproofing Membrane at east breezeways-** The Building Committee is recommending approval of Change Order # 4.
- b. **Change Order # 5- Concrete Nosing for Catwalk Floor irregular Horizontal Expansion Joints-** The Building Committee is recommending approval of Change Order #5.

Additionally, CO 2 had been recommended for approval by the BC and approved by the Board, so a signed copy will be sent to Flacks.

4. Milestone Inspection- Electrical

Cornerstone and Permit Inspection- Cornerstone has advised the correct panel cover was delivered today, so they will be at Overlook tomorrow to install it. Then Cornerstone will schedule the final inspection for the permit.

5. Action Item List: Building Maintenance and Repair Issues

- a. Clubhouse Repairs- We are doing minimal repairs to the clubhouse. Juan has closed all the openings around the clubhouse. The paint will be delivered tomorrow. When Ricardo is back next week, he will start to paint over the repaired areas.**
- b. Update- Building Maintenance Process/Checklists- Kailey has been reviewing the checklists to make sure the maintenance personnel are completing the assigned work and filling out the sheets properly.**
- c. Ventilator Replacement Update- This was ordered May 28, 2025, with a 19-20-week delivery.**
- d. Bass – Inspection/ Preventative Maintenance- We have a call into Bass United for a visual inspection; we are waiting for them to schedule.**
- e. BDA System (Fire Safety issue) – The first company performed the DAQ test and came back with a \$111k proposal to build a BDA system. We decided to go to a second vendor, BDA Systems, for their DAQ test. We are waiting for them to schedule.**
- f. Annual Fire Inspection Compliance- All has been completed except for the “Click to Enter” system. We are waiting for EDL to schedule the installation. We also need the BDA system installed to comply with all violations.**
- g. Bike Room Update- The board will vote on the recommendations from the Rules Committee on July 22, 2025.**
- h. Irrigation and Landscaping on the North/South Side- We currently have 2 proposals. We are waiting for a third. This should be able to be presented at the next meeting.**
- i. Hose Connections on Roof/Portable Pressure Washer options- Company Roofing will be out this week to give us their portion of the proposal.**
- j. Low Voltage Ground Lighting- It was decided to put this on our Action Item List as this will need to be addressed during Phase 3B.**
- k. Pool Maintenance Issues- We are receiving several complaints about the current pool vendor. We reached out to several vendors for proposals. We have 3 ranging from \$650.00 to \$1700 a month. This is for 3x a week service. AJ Pools was the best proposal, and this is the company that**

Opal Towers is switching to as well. We will do some background and reference checks on this company and look to switch by end of July

Elevator Update- Otis was here today and repaired the service elevator so now it does not sit on the 6th floor. They also replaced the button on the 5th floor . Trish reported the exhaust fan at the east elevator is very noisy, Otis cleaned the fan, but it is still loud. They advised they will order a replacement. The Elite PI (Digital Screen) at the service elevator is on back order for an additional 6 weeks.

6. Owner Q & A

7. Adjournment

Next meeting: July 14, 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.

WWW.THEOVERLOOKCONDO.COM