

**MONDAY, August 11, 2025 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES**

**Building Committee Members Present: Claire Calandra, Joe Tolento, Jason Enters, Hilton Schwartz**

**Staff Present: Patricia Hall**

**AGENDA:**

- 1. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt**
  - a. Concrete Repairs to Date and Schedule (Ledges, Full depth, Nosing, etc)- Flacks continue to do edge repair. A portion of railings coming August 15 and another portion August 29, 2025.**
  - b. Update on West Side Slip Joint Repairs/Shoring Posts/Schedule- The 7<sup>th</sup> floor concrete removed and working the way down each floor. 8 inches of full depth removed. As work progresses majority slip joints show corrosion and need for replacement. Work takes 4-6 weeks. Shoring posts were needed for safety.**
  - c. CO 1 – Tariff Documentation- Flacks still waiting for railing company to provide proof of increase.**
  - d. CO 7 – Revised for Shutters- Flacks just sent the change order.**
  - e. Lobby Front Railing Proposal- Flacks could only obtain one quote. Flacks to try to obtain additional quote.**
  - f. Revised Proposal for P2 Driveway Concrete Repair/Trench Drains (CO#3)- Flacks to provide revised change order.**
  - g. Railing Update/Schedule – Perimeter Railings- Drawings will be ready for submission at the end of this month.**
  - h. Metal Doors- We are still waiting for the Main FPL door.**
  - i. Unit 106 Update- Flacks repaired last week.**

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

- a. Design of Atrium Center – Landscape Architect Update- Contract signed. Trish to schedule a kickoff meeting with Matt Hudson and building committee end of this week. Survey and blueprints provided to vendor.**
- b. Pool Equipment Engineering Update – DOH submission- Strong sent plans to board and building committee for review. Plans to be sent to DOH for approval.**
- c. Scope of Work for 3B- Claire reported the preliminary scope of work that needed several items added. Comments sent to ACG. ACG will have updated complete scope of work by end of the week.**
- d. Bidding Process for GC/ Tie-in to Atrium Design**
- e. Bidding Process for Tile**

## **3. Change Orders and Pay Apps: Steve Schardt and Steve Strong**

- a. Change Orders: Building Committee recommends to the BOD to approve Change Order 7 Hurricane Shutter Removal total cost \$4230.00, after approval by ACG and Steve Strong.**
- b. Pay App: None**

## **4. Action Item List: Building Maintenance and Repair Issues**

- a. Clubhouse Repairs- Back wall complete, just needs to be painted.**
- b. Ventilator Replacement Update- ETA Mid-September.**
- c. Bass – Inspection/Preventive Maintenance- Bass to come back this week to finish visual.**
- d. BDA System (Fire Safety Issue)- Sheriff to come to review inspection this Wednesday. Then BDA Systems will provide proposal.**
- e. Annual Fire Inspection Compliance- All complete except the BDA system. Click to Enter system completed last week.**
- f. Irrigation and Landscaping of North/South Side- Need aligned proposals.**
- g. Hose Connections on Roof/Portable Pressure Washer options- Still waiting on Campany to give proposal.**
- h. Dog Run – Insurance Issue/Cost- Too many issues with insurance company. We will not move forward with dog park.**

**i. Railing between pool door and P2 garage floor to be installed.**

**5. Owner Q&A**

**6. Adjournment.**