

BUILDING COMMITTEE REPORT FOR FEBRUARY 10, 2025 @ 3:00 P.M.

1. Concrete Restoration Phase 2: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep)

- a. North, South and West Side Balconies- Progress, Railings, Issues: The 8 stack has been inspected and we are punching out all final items. All ground floor units will be inspected after 114 and 115 railings are installed. Flacks painted all of the staircases on the first-floor units on the north side.**
- b. Column 33 Status: Trish will schedule electricians to run new electric wires and connect our 2 light fixtures. All work by Flacks at column 33 is essentially complete. All shoring posts have been removed from P1. However, ACG will give a spec on the drain needed at the compactor room entrance where water ponds, and where we now have a hole into the roof of the P1 garage. The spec will be given to Gimler Plumbing so we can get the drain installed and then Flacks will need to do the surrounding concrete work.**
- c. Update on Change Order #12/Lobby Walkway: We are going back to the original plan of the lobby front walkway on the South side. We have access for handicapped people through the storage room in the lobby, and if need be, we can order a removable metal ramp.**
- d. Metal Door Replacement- Update on Delivery: It was thought that the doors were ordered but the engineer never signed off on the drawings. Steve Schardt to get plans approved asap so the doors can be ordered. We are looking at 2-4 weeks for delivery.**
- e. 114 and 115 railings – The railings are in fabrication, but we still need ACG to sign off and stamp approval for the City. Steve Schardt will get Hank to sign off asap. Delivery should be within the next 2 weeks.**
- f. Beach Seawall Letter- Dan Kodz asked about the inspection of the seawall at the east part of the building. ACG provided the letter of inspection. All repairs needed are complete. Letter to be put on website.**

2. Concrete Restoration Phase 3A: Pat Flack, Steve Strong, Steve Schardt

- a. Estimated Schedule and Initial Plans: All permit forms have been signed by the association. We are waiting for the ACG permit package to submit it all the City. Steve Schardt to get the permit package completed asap. Due to several owners going, down to the city inquiring about required**

permits for tile removal and installation (we have never been required to have tile removal/installation permits before), the city is now requiring us to get separate permits for the removal and installation of the tile. This will cost us an additional 3% of the cost of the tile contract.

- b. Options for Dumpster Route across Front Lawn: We need to install rock or something over the dirt area where the dumpster will be staged. The landscaper gave us an idea to possibly install Hogtrax mats. These are large, grated mats that we could purchase. We would need 24 at \$229.00 each, a total of \$5496.00. We are waiting for a proposal of rock from our landscaper. The only problem with rock is we would have to pay for installation and removal. We will discuss it at the next meeting.**
- c. Shoring Post Requirements- The engineer will prepare a diagram of the shoring post required to go in P1 under the dumpster area.**
- d. Railing Order: Flacks signed the contract with his rail fabricator for Phase 3 A. The drawings have been submitted to ACG, once ACG approves the railing drawings, they will be submitted to the city.**
- e. Tile Contract Review: As you all know we received several proposals for tile removal and installation from both general contractor as part of their bids, and from separate tile companies. The Building Committee decided not to use Flacks for the tile removal and installation as they were too high in price. After tile bids and interviewing installers, the BC decided to go with TDC. They have great references which Wendy Maceachern contacted. Trish went and looked at a job they did at the Riverside Hotel in Fort Lauderdale and the job looked great. We have been negotiating this contract with TDC as they have never used a contract like ours due to them being a small business. The owner was very nervous about warranties and the waterproofing representative advised an expansion joint is needed every 8 ft for their standard warranty. John with TDC finally came to terms with much of our contract but it does not have not have all the same protective provisions we are getting from Flacks. We are getting a lesser warranty; liquidated damages are only \$100.00 per day. John would not agree to a start date on the contract as he advised Flacks to manage his work. After much discussion, the building committee is recommending that the board approve TDC contract due to the cost savings. Pat from Flacks also signed a contract with us to manage the removal and installation of the tile.**
- f. Tile Layout Discussion: ACG provided 2 drawings of how the tile will be laid out in the walkways. It is attached to the minutes. The tile will be installed in a manner to flow with our walkways.**
- g. Exploration of North Side Expansion Joint: We had the landscaper dig a hole on the north side in front of 103 balcony to see how deep the dirt is to expose the expansion joint. We had to expose 7ft of dirt to expose the joint. We can see that waterproofing is in place, the joint is leaking, but**

the concrete looks good. The building committee decided to put dirt back in the hole and we will address the replacement of the expansion joints in the future. Monies have been reserved in our SIRS budget towards this future work.

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

- a. Pay Request #6. ACG and Steve Strong approved the pay request. Flacks to send over partial release of lien. Trish to process payment.**

4. Action Item List: Building Maintenance Issues

- a. Maintenance Progress and Schedules: Cleaning Schedule, Door Numbers, Front Door Waxing, Painting of Elevator Vestibules- So far, the maintenance cleaning schedule has been working out well. All the door numbers have been replaced. All the front doors have been waxed for a second time. Several elevator vestibules have been painted. Fernando will have all elevator vestibules painted within the next 2 weeks.**
- b. Staffing Issues- One of our maintenance men Ricardo will be taking a medical leave of absence starting February 12, 2025, to March 12, 2025. We are trying to find a temporary replacement. Fernando recommended someone and we interviewed him. We will need to run a background check and then discuss whether we want to hire him for the position. Until then Maribel and Fernando will be doing all the work needed to keep the building maintained.**
- c. Ventilator-Repairs/Replacement- Smart Air was out for their quarterly visit. The 2 ventilators at the southeast side of the property are not working. Smart Air advised that the service electrical box is corroded, and he had to break it open to access the wires. There is a short to the ground switch and indication on the motor. The motor and switch will need to be replaced. Motor terminal box screws are totally gone and we will need to break the terminal box of the motor. The shaft and bearings are in bad shape and need replacement. They are recommending changing the entire unit or rebuilding the entire unit. The housing of the motor and fan rusted badly and corroded. Smart Air to provide information and a quote.**
- d. Generator Exhaust- Status of Reducing Time- Genserve was out to perform the maintenance, but he advised he cannot reduce the time as it requires something with the transfer switch. They will send a technician out who is capable of this job. We called them today to see when they can schedule this and we are awaiting a call back.**
- e. Pool Vendor Proposal- We are getting many complaints about the current pool service. We have reached out to several vendors and were only able to obtain a quote from Wade Pools. This company used to service our pool**

and we terminated his services over 5 years ago due to his then staffing issues. He has now given us a proposal for 3 times a week for \$575.00. Our current vendor Younique does the pool 3 times a week for \$620.00 a month. After discussion the building committee decided to go back to Wade for current references and discuss at the next meeting. Note we only have a month-to-month contract with this Younique so will only need to give 30 days' notice if we decide to change vendors.

5. Phase 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG) – TO BE DISCUSSED AFTER 3A COMMENCEMENT.

6. Owners Q &A: The Bc was asked about the grades at the P2 entrance, as there is concern about a trip hazard. Trish will reach out to Flacks for a proposal on repairs. It was also asked if we have any rules regarding candles at the clubhouse due to it being a wood structure. This will be turned over to the Rules Committee for a possible rule change. A question was raised about the dryer riser clean out. The exhaust fans are checked every Friday to make sure they are working. The 9 stack exhaust fan was replaced. We need to have the dryer vent risers cleaned. Trish advised that we received a quote to do all 15 for around \$6k. This will be sent to the board and building committee for discussion and approval.

7. Adjournment

Next meeting: February 24, 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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