

BUILDING COMMITTEE REPORT FOR MARCH 24, 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 Balconies -Railing installation is complete at 114 and 115. The railing at 112 has been repaired. We will do the final walk through the ground floor this Friday.**
 - b. Column 33 Final Repairs – P1 drain (Gimmler) – We are waiting on Gimmler to schedule. They advised end of the month. We will call to confirm a date.**
 - c. Change Order #12: Lobby South Walkway/Grinding of Driveway- Pat advised the south walkway is in progress. He left room for tile installation. There is also a concern along the driveway as there is a trip hazard. Pat agreed to grind the stamped concrete to remove trip hazard.**
 - d. Metal Door Replacement: Update on Order and Delivery- Pat advised us we are looking at 2 more weeks for delivery on the doors which have been ordered. Once they arrive, they will go to the shop for painting and then be installed. The FPL door and specs are being reviewed and will then be ordered.**
 - e. Final Punch Out- We will be conducting the final punch out on Friday, March 28, 2025 @ 10:00 a.m.**

- 2. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt**
 - a. Tile Removal- Update and Schedule- Tile removal is going well. The 7th floor is done except for some of the edges. John has moved to the 6th floor and he hopes to be finished with it by the end of the week. He is using a hammer and chisel for the edges to prevent tiles from flying down to lower floors. Pat advised he will begin concrete work after the tiles are completely removed.**
 - b. Initial Engineering Review of the 7th floor- Steve was here from ACG and inspected the 7th floor. We have some damage on the floors as well as many areas needing concrete restoration on the ceiling. Steve will need to inspect all edges again and areas near the wall as all tile was not completely removed when he inspected the floors.**
 - c. Proposal for P2 Driveway Concrete Repair- Waiting on Pat to give proposal.**
 - d. Shutter Removal- Update/Engineer Regs for Reinstallation- Per the engineer, the shutters will not be permitted for reinstallation unless the owner can provide the permit issued when they were originally installed. This was the same course of action during phase 1 and 2. During Phase 1**

- only 3 units were permitted to reinstall shutters as they provided the permits. Jason also suggested we create standards for our shutters, particularly in the atrium areas in order to maintain a beautiful building.
- e. **Tile Delivery Update-** The tile will be delivered over the course of 3 days. Padron advised will deliver one load on Friday, one on Monday, and two on Tuesday. We will be storing the tiles in P1 guest parking.
 - f. **South Expansion Joint Leak- Possible Gutter-** There is a leak at the south expansion joint in front of a unit owner's car. Jason to meet with Trish to look at the leak and come up with plan to divert the water from dripping in front of the unit owner's car.

3. Milestone Inspection- Electrical Work:

- a. **FPL/Mills – 6-meter panel in the FPL room-** Mills will be here Monday, March 31, 2025 to change out the 6 meter panels. The electricity will be shut off to the entire building for 2 hours in the morning and the 6 units being changed will have no electricity for 10-12 hours. The building will be totally shut down for an additional 2 hours in the afternoon to reconnect services.
- b. **Cornerstone- panels in generator room/elevator issues-** We are waiting for Cornerstone to schedule this panel change out. They will be doing the work on a Saturday to minimize disruption to all our other work.

4. 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG)- Scope of Work/Bidding Process

Claire stated that it is time to begin moving forward with the initial steps of Phase 3B of the concrete restoration project. Specs are to be created by ACG along with Steve Strong for all the concrete restoration work, railing work and tiling. Phase 3B will be for the entire 1st floor of the atrium, and the pool area, including the railings and the lighting, as well as anything else remaining in the main building (except for the expansion joints on the north and south). We will go out for competitive bidding as soon as the specs are complete.

Additionally, as you know, our pool equipment is almost 40 years old and in need of replacement. To replace it, we will need an aquatic engineer to develop specs to send out to pool contractors for bids. Several months ago, Steve Strong brought in an engineer, and he gave us a proposal. We will review the proposal and get moving forward with the aquatic engineer so we can get a proposal for replacement of the pool equipment.

There are several concerns about drainage in the center of the atrium first floor. A civil engineer will be needed to address the drainage pipes. Steve Strong will contact a civil engineer.

- 5. Change Orders and Pay Apps: Steve Schardt and Steve Strong- There are no change orders and pay apps.**

6. Action Item List: Building Maintenance and Repair Issues

- a. Maintenance Progress and Schedules- Claire reported that Juan Blanco, the new maintenance man, is here working, Ricardo is back from his medical leave and Maribel is working as well. They have their duty lists, and we continue to monitor them.**
- b. Janitorial Company Proposals- We have also met with several maintenance companies and will be comparing proposals to discuss if we want to move maintenance duties to a maintenance company. Wendy will be doing a comparison spreadsheet and present her findings at the next meeting.**
- c. Ventilator-Repairs/Replacement- We have 2 proposals so far and waiting on a third. We will review all 3 and discuss at the next meeting.**
- d. Dryer Riser Cleaning- The Dryer Vent Wizard will be here tomorrow to start the dryer riser vent cleaning. This process will take 3 days.**
- e. Locker assignments- Many owners have confirmed their locker assignments, and the office is calling the owners who have not responded.**
- f. Hot Tub and Pool: Repair and Replacement History- Trish pulled 2019-2024 records and we spent \$58k. Trish needs to add the last year so we will have a total for our next meeting.**
- g. Bass Update – We need to schedule a follow up call with Brad from Bass. Trish will set up.**

Claire brought up the unresolved issue with Hillsboro Island House property line. Jason has offered to review it all.

7. Owner Q & A.

8. Adjournment

Next meeting: April 7, 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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