

The Oceanage

BUILDING COMMITTEE MEETING NOTES

Item Number	Origin Date	Item Description	Ball In Court
1.1	4/25/2024	Bldg. 3 - Unit 209 Roof	J Callanan
	Discussion on 4/25:	Committee discussed the status on Bldg. 3 leaking roof. Solicited (3) quotes; compared cost and quality of work with a 1/4" taper. Replacing the entire roof on Bldg. 3 will set the protocol for all 15 roofs uncover the problem points. Discussed issues with insurance lifespans on current roofs. Would make sense to issue a changer order to Campany instead of issuing a new contract and notify bonding company of addendum. All agreed as a committee to move forward & present budget number for the upcoming BOD meeting once we receive revised final quote from Campany.	
	Discussion on 5/15:	BOD Approved Campany quote. Change Order signed to existing Lakeside Roof Contract. Campany has submitted permits. Awaiting permit approval and schedule from Campany. Expected to be sometime in June. Will give residents plenty of notice as to the commencement and sequence of events. A tab for building 3 has been added to spreadsheet for lakeside roof.	
1.2	4/25/2024	Close Out on Lakeside Roofs	E Nappa
	Discussion on 4/25:	Have Campany bill 100%, hold the 10% retainage until we get the warranty and executed partial lien waiver up to the 90%. We will then create a final lien waiver for the final payment. The lien waiver that Ed initiated that both Joe, Sean agreed on the language floating around. Joe will send to Sean if he cannot find.	
	Discussion on 5/15:	City of Fort Lauderdale has signed off. Punch List completed. Campany in the process of submitting O&M Manuals and closeout docs to JBA for approval and sign off. Once we receive this, Campany will then sent us an AIA rep to close out phase 1 and retainage except for \$500. This balance will keep contract open for Building #3 change order. Campany is aware that we will not release retainage until we have an approved O&M. Also waiting on (2) paperwork documents required Ed & Sean need to submit to insurance for rebate on Building for 17 and 18. Received building 16. Expected within a week to get this closed out.	
1.3	4/25/2024	Various Gutter Repairs	J Callanan
	Discussion on 4/25:	Joe sent the committee quote from Royal Pro, the same contractor from Lakeside roof project. (3) different quotes. Would like to proceed to get them done around the property. The \$5,494 includes all of the gutters, dented and clubhouse with 6inch gutters. Recommendation to create a rule to have a standoff for anyone going onto the roof to protect the gutter. To help identify & keep track of damaged gutters going forwards.	

	Discussion on 5/15:	Work Completed	
1.4	4/25/2024	Pitch Pocket Repairs	J Callanan
	Discussion on 4/25:	Quote from Bange for approximately \$24K to repair selective pitch pockets on Bldgs. 1 - 15. Decided to forego repairs due to overall roof replacement within 2 years in these buildings. Recommended to have Sam update the list to prioritize which are worse and to complete those first and just fill any pockets with additional asphalt material	
	Discussion on 5/15:	Going to take a look at a survey to temporarily repair with maintenance crew, due to fact that these roofs will be replaced in the coming years.	
1.5	4/25/2024	Guard Shack Electrical	Ed Nappa
	Discussion on 4/25:	Fiesher Electric was out there last week and mounted junction boxes on the back of the guard shack. They were given approval to go underground from the guard shack to the back side of the waterfall to enable to guards to read license plates on longer trucks. Hoping that by the end of May that will all be taken care of and closed out. All of the rotting conduits and boxes on the column adjacent to the guard shack will all disappear; leaving 1 new box located at ground level from point to point.	
	Discussion on 5/15:	Goes along with 50 year inspection, rotted metering on the column on the right as you enter. Fiesher Electric is about 75% complete. What is delaying them is awaiting response from FPL on new electrical service which has been difficult. As soon as this comes in Sean and Ed will have to coordinate with guard shack. They anticipate to be without power for 1 day, will be brining a generator for backup. Would like to bring Sam with Sean and Ed to look at Fisher drawing, remove junction box and install hand hole to remove everything off column and be able to utilize moving forward. The metering was apart of the 50 year inspection. Expected this to be done in the next 2-3	
1.6	4/25/2024	Bluestream	R Cotter/S Arena
	Discussion on 4/25:	The Bluestream engineer is coming out this coming Wednesday @ 2 o'clock with the building committee to meet at the site to determine if they can install antenna mount in the vicinity of the bike shed to be able to mount the dish. This discussion will give a better understanding of what needs to happen to complete this.	
	Discussion on 5/15:	Meet with contractor for Bluestream Contractor a week ago. Confirmed best location is where it currently is. Will be able to install a 20 foot pole and paint pole/antenna a light green shad to blend in with foliage. Contractor is currently making the proposal for Bluestream to approve and then get back to Sean. The contractor will be the one to perform any maintenance and on antenna/microwave and inspecting quarterly. Sean will check with Shannon to confirm that he the dedicated contact for emergencies.	
1.7	4/25/2024	Status of 50 yr. Certification	S Arena

	Discussion on 4/25:	The paperwork is in the process of being brought into the city for the structural and electrical ACG. Monday or Tuesday will be in city hall Fort Lauderdale and will be calling Sean once it is accepted to let him know. Dennis Bonner was there signing off on the (3) lakeside roofs and to go to the next step to put them in his reports. Anything that has happened is not part of the 50 year as discussed. Would be a great news piece for membership.	
	Discussion on 5/15:	All documentation submitted to City of Fort Lauderdale. Sean & Andres have meeting on May 23, 2024 before Magistrate to finalize approval and signoff. Dennis Bonner has done all of the signoff, just waiting for the other permits for the Lake Side. At that point all will be complete on this matter.	
1.8	4/25/2024	Beach Issues	R Doherty
	Discussion on 4/25:	The only concern right now is the tractor that we have, it does not do the job and is in fact dangerous. The current machine is leased and would like to see if we could turn it in for a Kubota unit. Sean has already reach out to Casey Gifford about the RTV that we are referring to. Look at United Rental agreement/form to look at liability of signer as it makes economical sense to rent. Sean does not believe we will get nearly what was paid as a resale value.	
	Discussion on 5/15:	Talked to Casey Gifford to see if we can turnover to lease the RTV. Sean will follow up to see where they are at. Still awaiting information back on this.	
1.9	4/25/2024	Dock Issues	C Hopgood
	Discussion on 4/25:	Several people have inquired about floating docks again. The current permit is for the floating dock for three kayaks. To get an additional one would require additional permitting and fees which Chris has the process. The issue with additional docks is that it is common element not limited common element. It is a material alteration, the docks are "rented" to put your boat in on an annual basis the association owns it.	
	Discussion on 5/15:	Met with Ron and walked the docks and identified several open issues. Cleaning outer piers of barnacles, this is routine maintenance, there a couple ponfrons that will need to be pulled out. (2) non working lights have been identified and need to be replaced. Slip(3) there's a piece facia board that need to be tacked back in, added to maintenance. teams list. Several rusted caps on pilings that could catch arms, these will be replaced. Wood has been purchased for boards that need to be fixed. Shrubbery in the last slip has been cut back by maintenance staff. Leftover hoses/lines that will be tossed and an email will be sent out to the association that any leftover items will be thrown out. We should get ride of (1) of the (2) floats used for maintenance, we do not need (2). The poles that hold the float area came up about 4-5 inches and need to be put back in place, added to maintenance. list. Slip 16 is now rentable. Going to talk to some folks about moving some boats around to give some of the bigger boats wider slips.	
1.10	4/25/2024	Up Date on Ongoing Projects	S Arena

	Discussion on 4/25:	Work going on at the front entrance for beautification. Next weekend tree company will be trimming off coconuts on all the trees throughout the property. Mid to late June we will be doing all trees, hardwoods, palms to prepare for hurricane season. The contract for Beach & Patio has been put together for storage and delivery. It will be discussed on Wednesday, May 1st to the board. There has been back and forth with Beach and Patio but once finished everyone will have all access to it. It takes all of the checks away from Oceanage and onto Beach and Patio.	
	Discussion on 5/15:	Coconuts have all been done. Company that did the coconuts will be giving us a quote to trim hard woods, expected to be around mid to late June. Walkthrough tomorrow morning (May 16th) to go through broken pieces as the numbering did not line up.	
1.11	4/25/2024	Building & Grounds Punchlist	S Arena
	Discussion on 4/25:	Just over 50% of it has been accomplished. Sean will send out to see where that is.	
	Discussion on 5/15:	About 90 % complete.	
1.12	4/25/2024	SOP - Windows & Doors	J Callanan & E Nappa
	Discussion on 4/25:	Priority right now is enhancing SOP for windows and doors. Including enhanced SOP, specific material literature, unit opening inspections prior to windows and doors installed. We need to look at creating a list of recommended contractors. Any contractors can fill out a form to be added, the committee can check references and get all documents required. Only when all references and documents are received would they be added to the "recommended" list. This list can be created and distributed. The bigger issue is that we have all openings inspected for any concrete deterioration before the unit is installed. The number of visits from Andre would vary based on unit. Need to decide how Andres cost for inspection is handled. Unit owner, Association or cost split.	

	Discussion on 5/15:	<p>Joe and Ed are going through current procedures for residents, most specifications will not change.</p> <p>The main thing that is changing is putting together a list of recommended contractors that are regularly on property and have not had any issues. We are also trying to have these companies provide a standardized pricing for different unit types. The issues that came up from Unit 263 due to improper installation procedures by the contractor has determined that Andrea needs to be onsite anytime windows/doors are being replaced. All openings will be required to be inspect by Andrea for deterioration of rebar, concrete or sill work prior to contractor installing new windows/doors. Status of 263, is complete. Andrea has recommended 2-3 weeks cure time before water test. 163 will be repaired after the water test.</p>	
1.13	4/25/2024	SOP - Unit Owner Construction	J Callanan & E Nappa
	Discussion on 4/25:	<p>Update to Pages 23-25 of the rules and regulations and Sean's separate handout he gives to unit owner's and contractors. . Joe has some revisions to tighten that up to include COI language and add that unit owners submit signed contract with the contractor signature (price can be removed). Sean will be sending out a Memo to owners the language of the COI before any contractor comes on property. Sean will be notified by guards and if there is not a COI on file they will be turned around. Sean is going to research where the insurance policy is required in the regulations to be submitted by unit owners. Once Sean gets the information needed from Sean then we can go to the next step.</p>	
	Discussion on 5/15:	Biggest update is insurance requirements of contractors. Peter has given us guidelines for insurance for on property contractors. This will be prepared and shared for next meeting.	
1.14	4/25/2024	Power Washing/Painting Buildings	S Arena
	Discussion on 4/25:	<p>Couple years ago they had a company come in to wash the buildings and did a very good job. The team can wash them down but it's a different level of washing and do not have the time to do it in house. Because of the salt from the Ocean, the soft wash needs to be done once or twice on an annual basis. This needs to be a line item for budgeting. Sean will get approximate cost to complete all buildings on an annual basis. Winston has been doing front and back entrance halls interiors. Discussed buying the right low pressure unit to be able to do this in house. Will continue to discuss to see which direction we want to go in.</p>	
	Discussion on 5/15:	Sean has called two companies to come out and give quotes on this. It would be possible for our maintenance team to compete 1-2 a month. Sean will be getting a quote for a low pressure power washed to compare.	
1.15	4/25/2024	Joint Finance Meeting	J Callanan/Ed Nappa

	Discussion on 4/25:	The two chairs of the committees to see when it is appropriate to have a joint meeting. Joe will reach out to Ed next week.	
	Discussion on 5/15:	Building committee is looking to have a joint meeting with the finance committee to bring up budget items for repairs coming up in the next 6 months to 3 years. We will discuss how we will spread them out and how we will pay for them. We will try to accomplish this sometime in June.	
1.16	4/25/2024	Next Meeting	Open Discussion
	Discussion on 4/25:	2-3 weeks from now, unless there is something pressing that comes up that cannot be handled via e-mail	
	Discussion on 5/15:		
1.17	4/25/2024	Exterior Lighting	Open Discussion
	Discussion on 4/25:	Will discuss at the next meeting.	
	Discussion on 5/15:	Need to develop Master Plan for exterior lighting and receptacles. Start by doing a survey of property and preparing plan of existing light types and receptacles. Need to look at an overall plan down the line for lighting including turtle lighting. There are no more state grants for turtle lighting, looking to see if the City has any grants available. Looking for volunteers to help on this, as it will take more than one person. Randy has a master plan for lighting, which should include all exterior receptacles. Randy will dig this out. Electrical charging stations for cars has been voted down; too many items on the list right now.	
		MEETING AGENDA - MAY 15, 2024	
2.1	5/15/2024	Bldgs. 16, 17, 18 Interior Ceiling Damage	Open Discussion
	Discussion on 5/15	Need to get (3) Painting quotes to repair/paint water damaged ceilings. Approx. 18 units that have some repair, Sean has the list. Sean & Sam will need to go through to confirm the list. They will take pictures, note which rooms repair is required and separate based on repair needed (Stain that can be sprayed with Tile-X, paint with Kills and paint whole ceiling, any that might need plaster repairs particularly with popcorn ceiling. Oceanage has someone that has done work on the property(Monica Mallon), there is an agreement that was done through our lawyers years ago which allowed people that worked here to work on property. This helps keep costs down, Sean will forward agreement	
2.2	5/15/2024	Contractor T&M Slips	Open Discussion

	Discussion on 5/15	Going forward Daily T&M Slips are needed from all contractors performing T&M Work on the property. The T&M sheets will give us description of work, where the work was done, materials and labor/equipment needed for work being completed. These will be signed by Sean daily and used as backup for Invoices submitted. No invoice will be paid without Sean signing daily slips. Sean to confirm and issue to Building Committee all Contractor Hourly Rates.	
2.3	5/15/2024	Building 14 Electrical Issue	Ed Nappa
	Discussion on 5/15	At the end of April unit owner at Building 14 made us aware they were having an electrical issue. There is a damaged feeder leg which feeds Building 14 and needs to be replaced. It runs from the pad mount to main breaker of Building 14. FPL disconnected faulty conductor and ran a temp feed to get Building 14 up and running. Confirmed that Oceanage owns the cable, getting prices from MJK and Fisher to go underground.	
2.4	5/15/2024	Electrical Metering - All buildings	Open Discussion
	Discussion on 5/15	Building Committee needs to look at replacing metering equipment in all buildings as the current set up is beyond its intended lifespan. Need to develop overall budget & timeline. Price from Fiesher for Building 14 is \$25,000 alone. It has been recommended to hire an electrician that can handle the job size. Looking at a \$300k total job, need to look at how we are going to phase this out. Lead time for equipment is 6-8 months for equipment. The project is more than just replacing the temp feed underneath. Ed Nappa is going to look at various plan options including a list of prioritized buildings. This will take approximately 3 weeks to put together with pricing. This is a line item in the reserve, and will be discussed with finance after cost and direction of project is established.	
2.5	5/15/2024	Back stairways - Metal Roof Overhangs	Open Discussion
	Discussion on 5/15	Metal roof overhand are starting to show age, mostly rusting. Need to survey all buildings and develop list of back stairway overhangs that need caulking, sanded, primed & painting with a good metal rust resistant top coat. 28 of them need to be sanded and painted asap. The one 107 and 134 it is recommended to replace, Randy is going to look to see if these cant just be repaired. Two of the doors on the electrical 102 and 106 there are rust bottoms. A few doors that needs to be replaced, Sean is going to get a quote on replacing them with fiberglass doors. This should be an ongoing preventative maintenance item. Winston can get started on fixing overhang. (8) Closets have been replaced. We have a vendor to get a quote for a det of doors to program into budget for the next few years to get the rest replaced.	
2.6	5/15/2024	Status of renovations at 165	Open Discussion
	Discussion on 5/15	Ongoing, demo consisted of tile flooring and kitchen cabinets. Demo is complete, there were some electrical issues that arose once everything was open include splices just buried without a junction box. Right now in a holding pattern waiting to get his kitchen design.	
2.7	5/15/2024	Painting of railings on property	Open Discussion

	Discussion on 5/15	All need to be done. A survey has been done on 16, 17, 18.	
2.8	5/15/2024	Carpets on railing	Open Discussion
	Discussion on 5/15	Carpets on landings have to be removed. Not in compliance.	
2.9	5/15/2024	Columns	Open Discussion
	Discussion on 5/15	Will add to list for next meeting to spend some time on this. 104, 204, 212, 150, 250. Need to contact Dominic, let him know what is happening. If it is a column, Randy's recommendation is to cut viewing port on second floor to see if there's column damage early on. Then we know which side of the fence the bill is going. Need to sit down with McBride to go over agreement that Sean signed vs. rates agreed upon. Being charged Mobilization multiple times. Paying anywhere from 17k to 30k when it's a column repair. If he is involved in removing sliders its another 7 to 8k. Sean, Joe and Randy to get together to go through rates/invoices. They will then set up a meeting with the owner of McBride to make sure everyone's on the same page.	
2.10	5/15/2024	Survey Bluestream vs Comcast	Open Discussion
	Discussion on 5/15	Sean is going to email to residents that we are looking to do a survey to remove any unnecessary old wiring around the building. In order to do this we will need them to respond who is still running Comcast for tv/internet vs Bluestream. Most of Bluestream is in compliance, attached correctly and run correctly with caps going into building. Most cables not in compliance are Comcast.	
2.11	5/15/2024	Visitor Pass	Open Discussion
	Discussion on 5/15	Sean going to check in to see if they can add it on to pass that they cannot backup. In addition to the street address it should have unit number of authorizing person on pass, it just shows the street address. Turn down anyone that does not have the proper insurance requirements on file will be turned away.	
2.12	5/15/2024	Next Meeting	Open Discussion
	Discussion on 5/15	Meeting notes will be distributed. If anyone on the call that is not apart of the building committee can email Sean any questions they may have. Next meeting will be scheduled for Mid June.	
2.13	5/15/2024		Open Discussion
	Discussion on 5/15		