

VT Projects and Activities - Updated 2-16-2022

Priority	Project or Activity	Contractor	VT Lead	Start Date	Status & Notes	Due Date	Estimated Finish Date
Government Mandated Projects							
2	50 Year Building Safety Inspection	Bromley Cook (Structural) TBD (Electrical)	Luis John		Structural Inspection complete, awaiting report 2-16-22 spoke to Bruce, supplied VT building plans needed for completion of report Electrical Inspection Contractor TBD 180 days are allowed for repairs after report is accepted . We're hoping that this deadline will be extended due to the number of other buildings with similar issues and lack of engineers, contractors, and inspectors	Report due to City 90 days after receipt of letter dated 9/2/2021	
3	Engineered Life Safety System (ELSS) – Heat/Smoke sensors and alerting	Florida Fire Protection Assoc. (Lead) Premier (alarms and alerting) Seaside Development Group (Stairwell Pressurization)	Luis John		Alarm and alerting system installed, all in unit heat (not smoke) sensors are working according to Premier tech and owner. Additional items required – Stairwell pressurization, new doors/push bars AC in Hallways? 2-14-22 Smoke to our consultant, Nick, awaiting permit approvals from Hollywood	12/31/2022 ? Extensions to 2024?	
	VT Condo Association Annual Report to FL DOS				We expect that new management company will help with this		
Other Current Priority Projects And Activities							

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1	Contract with building management company	CAM	Laurie		VT sent request for modifications to management agreement – awaiting response		
4	Parking Lot Paving Completion	Paving Lady	Luis		Initial Paving project complete, received estimate and approved work for February 17 th for restriping spots 1-8 and installing city required bumpers (originally left out of contract to facilitate driving in and out during high tides)	2/17/2022	2/17/2022
5	Hallway Carpets	TBD	Laurie Ken		Need 75% owner approval because of material alteration requirements in Florida Condo Law 718.113(b). 2-15-2022 Ken Hunt obtained ballpark estimates for carpet, laminate and tile for budgeting purposes, product and cost research is continuing		
	VT Paper Files Organization and Cleanup	NA	Laurie Jeanette		Jeanette has made a great start on creating the folder structure and labeling drawers and folders.		

<p>6</p>	<p>Pool Deck and Bathroom repairs</p>	<p>TBD</p>	<p>Luis John</p>	<p>A licensed engineer or architect is needed to create drawings for permit approval and for the work to continue on pool deck R&J has proposed an architect for the drawings at our expense. to survey the job, and create drawings. 2-13-22 While waiting for a response from R&J, we've obtained one other estimate for the remaining pool work, minus the cost of structural engineer and drawings from Flack, a company the building has used in the past. DO we continue with R&J or get more bids to restart with a different contractor. 2-15-22 Pool company looked at leaking "surge sump" in the pool mechanical room and will provide a price to reline the sump and stop further leaking (likely at least part of the cause of the building sinking) 2-16-22 Engineer looked at the existing bathroom/pool equipment room that is sinking and pulling away from the main building. Building is sinking evenly, no visible cracks. Engineer will give cost of stabilizing foundation. We need this in order to make a good decision on how to handle the rest of the pool area repair project. Can we get by for a while longer or does it make sense to address the issue in the near future. Also Charlie mentioned that the pool heater will need replacement in the near future</p>		
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7	Punchlist Items from Roof Drain Repairs in Garage Area	R&J	Luis		Replace two broken support straps on vertical drainpipes on garage columns, repair small leak in drain in coupling near parking spot 30		
	Oversee removal of Sprint cell site equipment on roof, ensure roof and other building repairs are completed properly		Luis John		2-11-22 Spoke to consultant, recommends removing all Sprint equipment. 2-15-22 Returned work scope letter (memorialization?) to contractor requiring all equipment to be removed, coordination with their roofing contractor to ensure no damage to building		
Additional Projects and Activities							
	Rooftop Generator Room Roof Leak cause determination and repair		Ken		Currently being handled with a sump pump to remove water that leaks into the generator room, need to examine cause of leaks and fix		
	Front walkway repairs				Repairs to cracked tiles for appearances and safety, current tile thickness no longer readily available		
	Fix roof slope on ground floor electric room		Rick		Water is ponding against the building on the roof of the electric room outside Units 201 and 202, attracting bugs, moss and potentially water damage to building		
	Implement a maintenance plan for building						
	Implement website		Rick		2-15-22 – John supplied basic requirements, Rick is working on it		

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	Roof Replacement – determine when will be required						
	Unit 501 window and door replacement		Ken		State and County building codes require hurricane impact windows and doors, need to determine status and remedy. Complicated by death of owner and uncertain ownership of unit		
	Unit 503 renovation approval		John		Awaiting updated floorplans and elevation drawing decision from owner on hall bathroom changes		
	Replace door on electric meter room 3rd floor	Carlos			2-16-22 Carlos is looking for door		