



**Ultimar Three Condominium Association, Inc.  
Construction Committee - Building Structures and Systems  
Meeting Minutes  
February 9, 2024**

**Call to Order/Certifying Quorum:**

The meeting was called to order at 3:00pm in the Clubroom of Ultimar Three by committee member Cleo Cabuz. Committee members Cleo Cabuz and Jacky Schryver were present in person. Also present was manager Kristin Crockett.

**Proof of Notice of Meeting:**

Ms. Crockett mentioned that the meeting notice was posted more than 48 hours in advance of the meeting, in accordance with statute.

**Committee Member Appointment:**

It was stated that Steve Copley resigned from the committee and that a new committee member would be appointed at the next Board meeting.

**Informational Discussion and Status Update:**

Ms. Cabuz provided informational slides showing the progress to date and the next steps. The information is attached. Ms. Cabuz committed to sharing the report with all owners. The committee agreed to meet again within the next week or two, with additional proposals sought from Caladesi Construction and Dixie Construction.

**Adjournment:**

The meeting was adjourned at 3:51pm.

Options	BID	Company	Company Location	Material Warranty	Work Start after signing	Roof Construction Cost	Engineering	Steel Structure Repair and paint
Remove Towers	\$ 379,000	Dixie	Clearwater	N/A	Q4 2024	\$ 26,000.00	\$ 10,000	N/A
Remove Towers	\$ 570,000	Structural	St. Petersburg	N/A	14...15 weeks Mid July - Aug Start	\$ 26,000.00	\$ 10,000	N/A
Replace with Impact Glass Panes	\$ 609,962	Caladesi	Largo	??	10...12 weeks June - July Start	N/A	\$ 30,000	\$60,000
Replace with Translucent Panels - Polycarbonate	\$ 729,227	SSI	Littleton, CO	10 YR	TBD	N/A	N/A	Yes

Architectural Lighting	Lighting Syst Replacement	Electrical System	License Fire System Company to disconnect	Engineering Threshold Inspection	Permit and Plans Included (assuming 2%)	Total Cost	Comments
\$ 10,000.00	\$ 20,000	\$ 1,000	\$ 2,000	\$ 5,000	\$ 7,580	\$ 460,580	Dixie will secure the towers for the Storm Season;
\$ 10,000.00	\$ 20,000	\$ 1,000	\$ 2,000	\$ 5,000	Yes	\$ 644,000	Construction would start right at the start of the hurricane season
\$ 5,000.00	N/A	N/A	\$ 1,000	N/A	\$ 12,199	\$ 718,161	Construction will start before hurricane season but will extend into the season; Maintenance required; Construction start uncertain.
Allowance for interior lighting \$5000 included	N/A	N/A	\$ 1,000	N/A	Yes	\$ 730,227	Company has to obtain Pinnellas county license. Material warranty on the short side; Maintenance required; Company out of state, Not familiar with permit requirements in the Clearwater;