

# Final

## Ultimar Three Condominium Association, Inc. Construction Committee Meeting Minutes

May 18, 2022

### Call to Order

The meeting was called to order by Mr. Gabriel at 7:05 PM (EST).

### Proof of Notice of the Meeting

Proof of notice was posted as required, and at Ultimar 3 web site.

Attendees: Cleopatra Cabuz, Jacky Schryver.

S. Gabriel, Stephen Copley and Jean attended via zoom.

### Protocol of meeting

Mr. Gabriel read the agenda of the meeting:

1. Approval of the minutes of previous meeting - minutes was not available, will be approved next meeting.
2. Discuss the repairs of HOA & U3
3. Discuss the glass tower options.

### HOA Update

A comprehensive report on the work performed by the HOA team was presented by the HOA Manager, with all technical details related to materials used, why they were selected, and how the changes were implemented. (See Attachment 1 for details)

### U3 Repair update

A concrete specialist was retained and will contact Karins to find out if a building permit is required from the city of Clearwater. A new door will be ordered to replace the existing rusted door. Delivery within few weeks.

Cleo Cabuz asked the status for the replacement of the stairway door. The U3 manager mentioned that the door was selected and is to arrive in 2...3 weeks. No details for the door and no specific schedule for the replacement of the door was shared by the U3 manager.

Related to the concrete contractor – the U3 manager did not have any schedule related to the work to be done by the concrete contractor, because the U3 manager did not want to put pressure on the contractor to give us a timeline for doing the work.

Related to the Work Permit from City: as of May 18th it was not clear whether a permit was needed and no requests had been made to the city for obtaining a permit.

HOA manager mentioned that after replacing the expansion joint and the membrane under the pavers on the patio, a water test conducted from the expansion joint and the pavers did not result in any water intrusion in the lower level. However, a water test conducted strictly from the stairwell inside the U3 building showed that water was still penetrating through the fine cracks in the slab. The U3 manager disagreed with the documented results of the water test performed inside the stairwell by the HOA. The Committee recommended a joint water test be done by the two managers. The committee chairman asked the U3 manager to contact the HOA manager

when additional water tests of the stairwell will be performed so that it could be observed by both parties. The U3 manager mentioned that he doesn't want to communicate with the HOA manager via email, as he considers emails poisonous.

Jacky Schryver asked that the Break Away Wall and surrounding slab as this may be related to the structural column we are about to repair be added to the Committee Charter – Mr. Gabriel stated that it was not part of the Boards Request. No action taken.

### **Glass Tower Discussion**

There was discussion on the best way to proceed with the Glass Tower. The building Manager had stated previously that the repairs would cost \$400,000. A copy of this estimate was requested. Said stated that it was no longer available due to the fact that over a year had passed since it was obtained. Cleo requested builder contact info with the thought that they may have ideas on a path forward.

Karins' engineering group is scheduled to perform visual inspection of the glass tower on May 27, 2022. They will prepare a report on the glass tower condition and recommend options. The Construction Committee will discuss the Glass Tower upon receipt of the Karins Report (estimated to be 2 weeks after the inspection).

### **Owner Input**

Mr. Fleites (Unit 705) addressed the Committee. He stated that the reserve study reflected \$0 in 2020, \$25k in 2021, and \$125k in 2022 to address repairs for the Glass Block Towers. From the previous Committee meeting he learned the building manager was in possession of a repair estimate for hundreds of thousands of dollars. From Committee members he was told the estimate had been destroyed as it was over a year old. If the estimate was over a year old, the manager would have been in possession of it before the 2022 reserve study was published in May 2021. Why was that information not reflected in the reserve study? The Board has failed to substantiate the Reserve Study entries for 2021 and 2022. Mr. Gabriel recommended Mr. Fleites bring the issue up with the Board.

### **Adjournment**

Meeting was adjourned at 8.27 PM (EST)

## Attachment 1: HOA Summary of U3 and Garage Repair Work

### U3 Deck and Garage Repair

Start date: 4/27/2022

End date: 5/10/2022

Position	Start Date	End Date	Milestone/Activity	Status	Notes
1	4/27	4/27	Remove tile and caulk	Complete	
2	4/27	4/27	Route hairline crack	Complete	
3	4/27	4/27	Water test	Complete	*
4	4/28	4/28	Caulk routed crack	Complete	
5	4/28	4/28	Grind at door/drain	Complete	
6	4/28	4/28	Apply Redgard	Complete	
7	4/28	4/28	Water test	Complete	*
8	4/29	5/3	Install tile	Complete	
9	5/3	5/4	Remove ceiling gutter in garage	Complete	
10	5/3	5/4	Clean/scrape ceiling in garage	Complete	
11	5/4	5/4	Waterproof drain	Complete	
12	5/4	5/4	Repair areas of backer rod	Complete	**
13	5/4	5/4	Install NP2	Complete	**
14	5/4	5/5	Route hairline cracks, brush any rebar and apply rustoleum	Complete	
15	5/5	5/5	Water test	Complete	*
16	5/5	5/5	Install new drain grates (fitted and cut on 5/2)	Complete	
17	5/6	5/6	Apply sealant	Complete	
18	5/6	5/6	Water test	Complete	*
19	5/9	5/9	Water test - inside	Complete	***
20	5/9	5/9	Apply gap filler	Complete	
21	5/10	5/10	Paint ceiling	Complete	
22	5/10	5/10	Paint NP2	Complete	

\* For water testing, the area south of the expansion joint was blocked so that any water intruding into the garage from within the building footprint would not skew the results for the HOA area. There was no water intrusion detected.

\*\* within footprint of building partially

\*\*\*We performed a water test within the stairwell. Although this area is outside of scope for the HOA, we needed to definitively know the source of the water. Within seconds of applying water inside the stairwell, water entered the garage at the column and other cracks in the ceiling. This was also necessary to ensure that no water migrated to the area under the outside deck before applying the gap filler. If it did, then we would not have proceeded with application of gap filler. No water leaked under the open deck area.

Prior to the steps taken above, the following contacts were made by HOA manager:

Tom Buffington - Karins Engineering - email discussion regarding use of NP2 for expansion joint repair. Email string provided to committee.

Gary Wasser - RL James - GC - Email discussion and onsite visit. Discussion regarding sealant and expansion joint materials. Also, discussed unrelated project.

Shawn Burrows - Coastal Construction Products - the only Emseal rep in our area. Email discussion and onsite visit. Discussed the project as well as other unrelated waterproofing efforts. Shawn served on the ICRI Board with Tom Buffington. Provided input regarding product applications. Shawn certifies users in a variety of products.

Dave Clifton - Beacon Building Products - onsite visit. Discussion regarding sealant and expansion joint materials.

James Poulter - Emseal Manufacturers Rep (after first communicating by phone directly with Emseal product specs rep, David Sorrells). Email communication (with images of the area) and phone communication regarding the appropriate material to meet our desired goal. Email string provided to the committee related to product compatibility.

Tom White - Tom White Inc. - GC -also visited the site while the work was already in progress. We discussed other projects, but also waterproofing materials and expansion joints.