

BOARD WORKSHOP on February 1st, 2024

I-. 7100 Major water leaks.

7100

Before leaving for holidays, Felix was informed of what seemed to be a water leak that seemed of little importance or consequence at the time. But when he was back in January, he, along with Gervais, VP of Buildings and Common Areas, and they noticed that the leak was important.

Viviane:

Cast iron pipes split between 02 and 03, causing damages from 8th to the 1st floor.

Because of a the leaking we had to open walls; inside the walls it was worse than expected: there was mold that had to be cut out, remove walls and cleaned.

On 8th, 7th and 6th floors, there was no mold.

The worst problems were in 402 & 403 and 502 & 503, but 302, 202, 303, 203 and perhaps 103 were also affected.

Florida Statutes require that after we open 160 square feet of drywall, the building has to be inspected for asbestos. We checked, and luckily, we had none!

Pipes are not covered by ET1 insurance.

We are hoping that the Mold, Drywall and Plastering will be covered by Association insurance.

There is a \$10,000 deductible for this coverage, but the work in the 02/03 stack should be well over that amount, unfortunately! We might require a Special Assessment to cover the pipes and the deductible, and the other work if American Coastal refuses to cover.

Also, in the kitchen/living rooms of 403, the pipes were dripping and creating problems for the floors below. This is another event as far as Insurance coverage, and will definitely not be covered by the original claim.

Warning to owners:

The Board must be notified on the Renovation Form before any plumbing or electric work or structural work are done in any unit. The work must be done by a qualified, license and insured contractor, and Felix must approve the Renovation Form before the work begins.

Mold: after receiving 3 bids, the Association hired 911 Restoration to do the work.

Dry walls: After we received a 1st bid, the adjuster designated by our insurance said he believed that the amounts were too high. We are looking at 2 more bids....? When we agree on this contractor, we will ask him if he will be available to owners for paint and other works inside their own unit, at their expense.

PIPES LEAKING, IN GENERAL.

Pipes could be replaced, but we are checking on the possibility of inserting a sleeve or liner inside the pipes. It is a liquid product.

Viviane answered a question saying that we are looking into the option of putting liquid liners in all cast iron of our two building. The product is viable, but we have not had time to check out the cost yet.

André Charlebois: An assessment would have to cover the cost.

II-. Rat invasion.

7200.

Viviane:

It seems we disturbed a rat's nest when we dug to replace the diesel storage tank.

Felix is teaching Kevin to plug all holes in all units of 7200.

We are installed Rat Bait Stations outside which will have the effect of killing the rats on the outside of the property.

For the inside of the building, we will first try to plug up all the holes that could be permitting the rats to enter on the 1st floor (behind the fridges, ovens, dishwashers, clothes dryers, AC units, etc....). When all the holes have been plugged up, we will poison the rats left in the building.

If this does not work, we will call Orkin to have the place sprayed.

III-. Roofs status:

7100 Roof.

Viviane.

Best Roofing asked to get paid for the last 5% of the contract ... we said that the work not terminated ...

Our eyebrow balconies do not drain properly. We had a joint meeting with our engineers and Best Roofing.

We and the engineers told Best Roofing that the slope was insufficient to drain water properly on the eyebrow roofs. The engineer sent an email to Best Roofing telling them that their work did not respect the Scope of work which required a positive pitch towards the scuppers on the 'finished' roof. The Best Roofing Team did not agree.

Viviane called CEO of Best R.; after checking with engineer, CEO called Viviane back and said that he would have the roof corrected. The work is not finished yet, but it will be soon.

Jacinthe Lejeune:

AC workers who access the roof in 7100 leave dirt on our carpet when coming down and on the roof, they leave trash. We should tell them to bring their trash down when they ask for the key to the roof at Guard house... Viviane will speak to Felix to put a process in place to check the roof before the contractors leave. She will also speak to Felix about how to manage the dirt on the carpets.

7200 Roof.

Viviane:

We received 4 bids...they will be compared and analyzed.

IV-. New Security Cameras.

Gervais.

We have 13 cameras by the building. No camera yet in Guard Room, but we will look into obtaining the necessary monitors for Robert.

We have 2 unused TV community channels, and we will check with Breezeline if they can be used for projecting the lobby cameras ...

V-. 40-year Follow Up Work.

Viviane

The Inspection has been done, and the contractor has been chosen by the Board. It is basically structural work that has to be done, since the Board has taken care of all the electrical work in the past 2-3 years.

Gervais

The cost will be around \$300,000, and this will be covered by a Special Assessment. The windows on the building still should be checked to see if they are properly sealed.

There are some imponderables, such a the rebars on the balconies. Gervais explained that professionals can tell whether the rebars are ok

of not by knocking on the cement. If the sound is hollow, there is probably a problem.

VI-. Rental.

André Charlebois...

The Rental Committee's Report was given to the Board.

André presented the suggestions from the Committee to the Board and the audience.

Many opinions were expressed ...

The Board will analyze and move forward on the next steps.

February 8th, 2024

Ronald Adam