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**PERDIDO SUN
EXTERIOR RESTORATION 2024
PROGRESS MEETING NO. 5 MINUTES
DISTRIBUTED **November 27, 2024****

ATTENDEES: Ty Jordan (TJ), Angel Angeles (AA) (C/Sharpe), Tammy Mercer (TM), and John Moore (JM) (Perdido Sun) attended via in-person at Perdido Sun. Melanie Johnson (MJ) (BE-CI) attended via teleconference. The meeting began at approximately 11:30 AM on November 22, 2024, via a Microsoft Teams Teleconference Meeting.

A. Payment Application

1. November Pay Application – 11/25

i. Due 12/10

(TJ discussed that C/Sharpe would send the pay app to MJ. MJ stated she would review and send it to TM.)

B. Schedule

1. Overall Project Schedule

(TJ discussed the Overall Schedule from C/Sharpe's Agenda. He stated that the common walkway windows had been completed and punched out. TJ stated that Owners would report any issues to Tammy via email and forward them to MJ, who will review them and send them to C/Sharpe if it is decided to be a scope item punch item. TM asked TJ to send the release email and procedures to her so that she could forward them to the owners. TJ stated that they would delay the completion of owner-reported items once all items are reported. It was discussed that the interior of the units would be ready for owner-reported items, and any exterior punch items could still be reported to MJ. However, they would not be added to the punch list until BECI performs an exterior inspection. TJ discussed that the lobby east window contained three panels of glass that were temporary because the glass that came in was slightly too large for the frame, so new glass had to be ordered, and it has been ordered. TJ discussed they were currently watertight and that he would let everyone know when the new delivery date for those was identified. TJ discussed that the east elevation (Drop 24) was delayed due to head framing anomalies and that they had secured the openings and begun to remove windows at the north windows about the Porte-cochere (Drop 21). TJ discussed that they would continue to move forward with swing door removal and replacement. TJ discussed that BECI performed punch inspections at Stacks 10, 12, & 14 with 2, 4, & 6 remaining. TM stated that PC had asked if they could work over the weekend to move the swing stages; she inquired about how loud the noise would be over the weekend. CB stated that it would be very minor and that no drilling would be involved. TM

asked if it was just tools clanking around and causing noise, and CB said that was correct. TM stated they could move the stages over the weekend. CB stated he would let PC know.

2. Near Term Schedule

(TJ discussed the near-term schedule shown on Page 2 of C/Sharpe's Progress Meeting Agenda. It was discussed that the coating application at the North Elevation would start in mid-December and that they would need a directive regarding color locations. TM asked if they wanted to add white to the colors on the building and if it would be an extra cost; TJ stated no and that they have only ordered enough coatings for what they currently need for the South Elevation. It was discussed that the white would be applied)

C. New Business

1. Quantity Tracking

(TJ discussed the Quantity Tracking Log; TJ stated he would send a breakdown to MJ with the Pay App.)

2. Change Order Log

(CO#1 was approved & CO#2 was in review. It was discussed that the Association would have an answer about CO#2 after the BOD Meeting on 11/23/24.)

3. RFI Log

(TJ discussed RFI#1 & RFI#2. TM stated she wanted the cost of powder coating only the top rail of the railings, not the entirety of the railing system. TJ discussed RFI#2 and how the existing windows were attached at the head of the window. TJ discussed the drop-down ceiling on the common walkways. TJ discussed he provided pricing based on MJ's provided details.)

4. NOD Log

(It was discussed that there were currently -2 NODs. And that the end date has not changed. TM requested documentation when NODs are submitted. MJ stated she would let her know as they are received. It was discussed that MJ reviews all documentation submitted with nods and that they were only approved if they affect scope items that have an impact on the schedule. It was discussed that there are items of work that could be completed during weather delays but that they don't always have an impact on the schedule as a whole.)

5. Action items

(The mock-up at 710 was discussed. The group discussed potential obstacles to applying finish texture to routed and sealed cracks.)

6. Problems and Issues

- i. Water Testing
- ii. Sealants at Private Balconies
- iii. Storefront Window Mark U (Lobby)

(TJ discussed that PGT would be performing water testing at random windows during the week of December 2nd. It was discussed that there was a hairline crack in the vinyl that we thought was a minor blemish, and it turned out that that's where the water penetrated. TJ requested that TM provide a list of units where they could perform testing. The group discussed sealants at the Private Balconies. It was discussed that C/Sharpe is to install

perimeter sealant around the light at electrical outlets where a cover exists. At all light fixtures, C/Sharpe is to install sealant. At SGDs where no sealant currently exists at the SGD sill and a proper joint could be installed, the sealant is to be installed. TJ stated that the amount for the sealant installation would have a cap that does not exceed \$1,000.00. Perdido Sun gave C/Sharpe a notice to proceed. TJ discussed the storefront lobby window, where there are glass panes in a different color. TJ explained that the glass that was sent with the window did not fit correctly into the frame once the frame components were installed, but that new glass had been ordered. He discussed that the glass installed is temporary and that a ship date would be provided when he finds out from the glass manufacturer.)

7. Pricing

- i. R&R Framing and Stucco Window Headers – Complete
- ii. Common Walkway Deck Coatings
- iii. Private Balcony Deck Coatings
- iv. R&R Handrails
- v. D&R Handrails (Powder Coating)
- vi. Handrail Coatings – Field Applied Coatings

(It was discussed that the West most storefront windows on the north common walkways contained the same condition as the east most storefront windows discussed in CO#2. It was discussed that CO#3 would be provided for the westmost windows on the common walkway. It was discussed that the group would look further into the handrail coating next Tuesday, 11/26/24.)

D. **Next Meeting**

- Proposed Time: December 6, 2024, at 10:00 AM
(The next meeting was proposed for December 6, 2024, at 10:00 AM via Teleconference.)

E. **Questions/Concerns:**

This is not a word-for-word transcript of the meeting minutes; only the highlights were included. If there are any objections to these minutes, they must be submitted in writing to BE-CI.