



The Ormond Heritage
CONDOMINIUM MANAGEMENT ASSOCIATION, INC.
One John Anderson Drive, Ormond Beach, Florida 32176
(386) 672-6778 Fax (386) 672-5187 E-Mail ormondheritage@gmail.com
Web Site <http://ormondheritage.org/>

Notice to Association Members of Joint Building & Grounds and Decorating & Ballroom Committee Meeting

Date of Meeting: Tuesday, February 8, 2022
Time of Meeting: 11:00 AM
Place of Meeting: 2nd Floor Meeting Room

Agenda

1. Call to Order
2. Proof of Notice
3. Roll Call
4. Approval of Minutes
 - a. Building & Grounds, November 8, 2021
 - b. Decorating & Ballroom, January 13, 2022
5. Elevators Cab Renovation
6. Area Painting
7. Project Priorities
8. Adjournment

All attendees are encouraged to maintain appropriate social distance and to wear a mask while at the meeting.

Committee meetings are restricted to owners and board approved guests only.



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Minutes of November 8, 2021, Building & Grounds Committee Meeting

1. **Call to Order**

The meeting was called to order at 4:00 PM by John Oliva, Committee Chair.

2. **Proof of Notice**

Notice of the meeting was given in accordance with the statute and board direction.

3. **Roll Call**

A quorum (John Oliva, Chair; Richard Ryan; Mark Sacks; Paul Cembruch) was present in person.

4. **Approval of Minutes**

a. **May 5, 2021**

A motion was made by Mark Sacks, seconded by Richard Ryan, and approved unanimously to accept the May 5, 2021, meeting minutes as written.

5. **Elevators Floors**

A discussion was held concerning replacement of the elevator cab flooring. John Oliva explained he is working to get pricing on Luxury Vinyl Planks (LVP). He is also working with a cabinet company and stainless company for further remodeling. Many questions were asked by those in attendance concerning the implications of using different contractors to perform this remodeling work.

6. **Pool Fencing**

After discussion, a motion was made by Mark Sacks, seconded by John Oliva, and approved unanimously to recommend the Eagle I Fence proposal included in the meeting packet dated 11-1-2021 specifying the residential grade fence to the board for approval.

7. **Adjournment**

With no further business to come before the committee, the meeting was adjourned at 4:40 PM.

Respectfully Submitted:

Tyler Brown CFCAM, CMCA, AMS, PCAM
Manager, The Ormond Heritage



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Minutes of January 13, 2022, Interior Decorating and Ballroom Committee Meeting

1. Call to Order

The meeting was called to order at 11:00 AM by Ray Panknin, committee chair.

2. Proof of Notice

Notice of the meeting was given in accordance with statute and board direction.

3. Roll Call

A quorum of the committee was present (Ray Panknin, Chair; Carol Herlihy; Jessie Schminke; Lois Berardi; Arlene Halsey) in person. Jim Geis was absent.

4. Approval of Minutes

a. August 11, 2021

A motion was made by Lois Berardi, seconded by Jessie Schminke, and approved unanimously to accept the August 11, 2021, minutes as written.

5. Discussion

Ray announced that this was the Kick-Off meeting for 2022 and for the committee to prioritize the decorating needs of the condo, listing several issues and items that have been entertained by the committee.

Lois Berardi summarized what had been done to the Pool Party Room since we last met. The room and furniture were painted by staff. New kitchen cabinets, refrigerator, carpet, and lamp were purchased as well as framing for a print painted and donated by Lois. The furniture was also reupholstered. This room was totally renovated and all comments regarding this room have been very positive.

The committee then discussed several items that needed to be addressed. Ray cited the reasons why the elevator cab replacement did not occur. Currently, the elevator cabs remain a priority. However, it is necessary to again investigate whether we can get the materials and installers needed. This will involve connecting with the Building Committee and vendors who are capable of completing the work. This will be pursued but the committee decided to work other projects simultaneously. Prioritizing in order of importance were the Lobby, North and South Atriums, and 2nd floor Meeting Room. Discussion regarding the Caterers and 2nd floor

kitchens were considered a lower priority. Connie Rice, a condo owner, volunteered to research hardware for the rooms.

It was also discussed to ask any of the realtors or members of the CAM group if they had suggestions or feed-back regarding the property and possible updates. Lois Berardi mentioned that in the past, designers have commented on the woodwork which they felt needed to be enhanced and updated, particularly in the ballroom. Ray noted that he is planning to visit Disney next week and will visit the Grand Floridian Hotel there, take pictures and get ideas that we can then consider for use here. Carol Herlihy suggested that Ray ask the Board to consider raising the committee's petty cash limit to \$2000.

6. Adjournment

There being no further business to come before the committee, the meeting was adjourned at 12:10 PM.

Respectfully Submitted:

Arlene Halsey



The Ormond Heritage

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February 1, 2022

Elevator Cab Update

Last year significant time was spent investigating elevator cab renovations. Unfortunately, the contract approved by the board fell apart after approved. There seems to be interest in picking this project back up and trying to proceed. What follows is a summary of the current position of this effort so we can all start this discussion from the same understanding point.

1. John Oliva was working on a similar design as approved by the board using multiple contractors to complete the work (one for laminate, one for stainless, one for flooring).
2. A flooring proposal was presented at the last board meeting to replace all cab flooring. This was delayed to allow the committees time to discuss a path forward.
3. Since that meeting, the manager has spoken with NCIS elevator, the approved contractor last year. That conversation went well with NCIS expressing interest in picking the project back up. A more detailed explanation of what happened last year can be supplied at the meeting but the essence was that he had said yes to too much and had to correct course. He apologized for how he handled our communications. It is hoped that a revised proposal from NCIS will be in hand before the meeting date. Wade did indicate he could not start before late March and would not be completed until late summer/early fall.
4. Labor is currently very tight in all facets of life which presents problems in getting this work completed in any fashion.
5. Prices have escalated since last year. We will need to see where we are.

There are obvious concerns moving forward with NCIS but based on pricing and references, this may still be our best most cost effective one stop shop to complete this work. Multiple contractors may come in cheaper but there has been concern among many about the fit and finish of the final product.



ESTIMATE

13435 Banyan Rd
Spring Hill, FL 34609
Phone: (727) 743-7866

INVOICE #

CD1209 Revised

DATE

6/16/2021

BILL TO

Ormond Heritage
1 John Anderson Dr
Ormond Beach, FL 32176

CUSTOMER

Ormond Heritage CA

Location

Ormond Beach, FL

ITEM	DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Elevator Cab Wall Panels	We propose to provide and install Elevator Cab Interior Panels as specified by the customer. Each elevator will have 7 of these panels; 3 on the rear wall, and 2 on each side wall for a total of 7 panels. Said panels will be constructed from an MDF core and have a laminate color choice, specified by customer, for the upper and lower sections of the panel. The upper and lower sections of these panels will be framed in with vertical "Stiles" and horizontal "Rails." The Stiles and Rails will protrude slightly forming the "framing" element of the panels. Rigidized "SandTex" pattern textured metal will be employed for the Stiles and Rails. The panels will be installed using Z-Clips to facilitate ease of removal should a panel be damaged beyond touch-up repair. Silicone adhesive applied to Z-Clips will ensure panels do not shift, but will allow for removal of damaged panels. Panels will be installed with a gap at floor level to allow code-required ventilation to flow naturally in and out of the cab. Finally, the panels will be installed with minimal reveals of 1/4" or less for a clean install. We can make minor adjustments for the elevator cab shell being out of square, which is a common occurrence. For instances where Cab Shells require more than 1/8" over a span of 8' we will do the best we can to balance the amount of existing visible defect.	6	5,135.00	30,810.00
Install New Light Diffusing Panels and Clean / Polish existing ceiling	We propose to remove and dispose of old egg crate ceiling panels, clean the existing ceiling frame, and install new opaque white polycarbonate light diffusing panels. This will allow the use of all available vertical height within the elevators with simply moving these panels aside.	6	589.60	3,537.60
Car Front Complete	We will provide and install cladding for the elevator car front, to include the Transom, COP Return, Cab Strike, and Cab Door. The Stainless deployed will be 18ga #4 finish type 304. The existing surface will be meticulously cleaned and prepared to accept the new cladding. Cladding will be installed using industrial strength contact cement in combination with premium grade construction adhesive.	6	2,519.15	15,114.90

American Biltrite Mirra	Provide and install AB Mirra flooring	6	1,296.00	7,776.00
Aluminum Subfloor Skin	Aluminum underlayment to be installed over subfloor	6	728.00	4,368.00
Elevator Pads	Provide and install pad buttons (4 sets) and protective pads (2 sets)	3	972.00	2,916.00
				-
				-
				-
				-
Upon approval, please print, sign and return to us. We will then provide a deposit invoice for 50% of the total amount and schedule survey and installation dates.				-
				-
				-
				-
Thank you for your business!		SUBTOTAL		64,522.50
		TAX RATE		0%
		TAX		-
		TOTAL		\$ 64,522.50

If you have any questions about this invoice, please contact
[Wade Sutherlin, grunner30@gmail.com]



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January 26, 2022

Various Interior Painting Projects

Even with our in-house painter, with a building this large there are always areas that need painting. Based on this, proposals to have a contractor paint the main lobby (1st & 2nd floors), Ballroom, Atriums, and exterior walkway railings have been obtained from Bowman Painting and Premium Painters. All proposals are labor and sundries only prices. OHC would supply all paint. Prices are as follows:

	Premium Painters	Bowman Painting
Atriums	\$ 18,066.00	\$ 44,545.00
Ballroom	\$ 4,725.00	\$ 7,825.00
Lobby (1st & 2nd)	\$ 3,759.60	
Walkway Railings	\$ 6,896.00	\$ 17,955.00
Lobby Medallion	N/A	\$ 420.00
Lounge	\$ 755.20	N/A

Please notice that Bowman Painting submitted a combined proposal for the lobby and ballroom (\$7,825.00) whereas Premium Painters submitted separate pricing (\$8,484.60). The also offered different things as far as the Lounge and Lobby Medallion.

Pricing from previous proposals gotten during the overall building painting project were not included in this comparison but were in the \$50,000 range for the atriums. R&J Coatings gave a verbal price of \$40-\$50/lineal foot to paint railings in place which would be much more expensive than the Premium Painters proposal.

Analysis

Our in-house painter has done good work painting many items around property, but the atriums are a different circumstance. There are areas that cannot be easily accessed without putting in-house staff in

too much danger. We also have paint left from the overall building paint job to paint the atriums so there will be no additional materials expense.

Unfortunately, we have been working toward painting the lobby and ballroom for over two years without being able to carve out the time to get there. Having a company complete this work ends this delay and puts us back on a trajectory that we can maintain.

Railings are a time-consuming painting endeavor. This project could be completed in house, but with other painting projects such as elevator doors, stairwell railings, sprinkler pipes, mansard metal, etc. it may be advantageous to move this project to an outside contract if it can be completed at a reasonable price.

Recommendations

Based on the proposals submitted, it is recommended that we contract with Premium Painters to paint the Atriums and Railings. Their pricing on these two items is superior with a belief they will perform good work. They work with Southern Paint regularly and are recommended by them. It would be further recommended to contract with Bowman Painting to paint the main lobby and ballroom areas. Their reputation for detailed high-quality work and their lower price to complete this interior painting work makes them the clear choice for this area.

Complete labor cost to complete the main lobby areas (1st and 2nd floors), Ballroom, Atriums, and exterior walkway railings in accordance with the recommendations would be \$33,207.00 with over half that cost being the two atrium areas.

Respectfully,

Tyler Brown, Manager
The Ormond Heritage

ESTIMATE



The Ormond Heritage (Tyler Brown)

1 John Anderson Dr.
Ormond Beach, FL 32176

(386) 672-6778

Premium Painters of Volusia

947 Beville Road STE 4
South Daytona, FL 32119

Phone: (386) 236-8786

Email: volusia@premiumpainters.com

Web: www.PremiumPainters.com

Estimate # 002589

Date 12/28/2021

Description	Total
Atrium Ceilings (Per Atrium)	\$2,460.00
Scope of work: Prep area by scraping and sanding where needed. Remove old caulk and chipping from ceiling where needed. Caulking where needed Apply 2 coats of Customer supplied product	
Interior Painting Atrium Walls (Per Atrium)	\$6,573.00
Scope of work: Clean surfaces thoroughly and correct defects prior to application. Prepare surfaces using the methods recommended by the manufacture for achieving the best result for the substrate under the project conditions. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing. Seal surfaces that might cause bleed through or staining of topcoat. Apply 2 coats of Customer supplied product	
Entry walls 1st floor	\$921.60
Scope of work: Clean surfaces thoroughly and correct defects prior to application. Prepare surfaces using the methods recommended by the manufacture for achieving the best result for the substrate under the project conditions. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing. Seal surfaces that might cause bleed through or staining of topcoat. Apply 2 coats of Customer supplied product	
Entry Walls 2nd Floor	\$2,088.00
Scope of work: Clean surfaces thoroughly and correct defects prior to application. Prepare surfaces using the methods recommended by the manufacture for achieving the best result for the substrate under the project conditions. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing. Seal surfaces that might cause bleed through or staining of topcoat. Apply 2 coats of Customer supplied product	

Entry Doors \$750.00

Scope of work:

Clean surfaces thoroughly and correct defects prior to application.

Prepare surfaces using the methods recommended by the manufacture for achieving the best result for the substrate under the project conditions.

Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.

Seal surfaces that might cause bleed through or staining of topcoat.

Apply 2 coats of Customer supplied product

Ball Room Walls \$4,125.00

Scope of work:

Clean surfaces thoroughly and correct defects prior to application.

Prepare surfaces using the methods recommended by the manufacture for achieving the best result for the substrate under the project conditions.

Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.

Seal surfaces that might cause bleed through or staining of topcoat.

Apply 2 coats of Customer supplied product

Ball Rooms Columns \$200.00

Scope of work:

Clean surfaces thoroughly and correct defects prior to application.

Prepare surfaces using the methods recommended by the manufacture for achieving the best result for the substrate under the project conditions.

Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.

Seal surfaces that might cause bleed through or staining of topcoat.

Apply 2 coats of Customer supplied product

Ball Room Doors \$400.00

Scope of work:

Clean surfaces thoroughly and correct defects prior to application.

Prepare surfaces using the methods recommended by the manufacture for achieving the best result for the substrate under the project conditions.

Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.

Seal surfaces that might cause bleed through or staining of topcoat.

Apply 2 coats of Customer supplied product

Bar Room Walls \$755.20

Scope of work:

Clean surfaces thoroughly and correct defects prior to application.

Prepare surfaces using the methods recommended by the manufacture for achieving the best result for the substrate under the project conditions.

Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.

Seal surfaces that might cause bleed through or staining of topcoat.

Apply 2 coats of Customer supplied product

Outside Walk Way Railings \$6,896.00

Scope of work:

Prep railing by sanding as needed to ensure proper adhesion of paint.

Sand and Apply Ospho and Rust Inhibiting primer as needed then apply 1 coat of Paint.

Per Sherwin-Williams spec. (DTM Paint color TBD)

Subtotal	\$25,168.80
Total	\$25,168.80

Any/All work done "as needed" to be determined by job foreman

This quote includes all materials and labor unless otherwise specified. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. No other trades or contractors to be present while we are on site. Any alteration or diversion from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, flood, and other necessary insurance. Workers are covered by Workman's Compensation Insurance. We propose to furnish material and labor, complete in accordance with above specifications.

PAYMENT TERMS:

50% deposit of balance is required to schedule. Final 50% of remaining balance due upon completion of project. Payment terms are non-negotiable unless otherwise stated in the above notes section of this contract.

PAYMENT TYPES ACCEPTED:

Cash/Check Payments Preferred

Credit Card Payments - A 5.0% service fee will be applied to the payment by our credit card processing company. Payment terms are non-negotiable unless otherwise stated in the above notes section of this contract. If not paid in full when completed, any and all warranties and guarantees are in risk of being null and void.

Acceptance of Proposal:

The Above prices and conditions are satisfactory and are hereby accepted. Premium Painters is authorized to do the work as specified. Payment will be made as outlined above.

The Ormond Heritage (Tyler Brown)

Estimate for Ormond Heritage Condominiums

1 John Anderson Drive, Ormond Beach, FL 32174

Interior & Exterior Painting

Item	Description	#	Per Unit	Price
Interior Painting: Atriums	Labor & Sundries			\$44,545.00
Interior Painting: Windows Frames	Labor & Sundries			\$740.00
Interior Painting: Lobby & Ballroom	Labor & Sundries			\$7,825.00
Interior Painting: Lobby Medallion	Labor & Sundries			\$420.00
Exterior Painting: Handrails (option)	Labor & Sundries			\$17,955.00
Total Estimate				\$71,485.00

Interior Scope of work: Atriums North & South

- Prep and paint the North & South interior of Atriums.
 - Atriums have eight floors with walls, knee walls, inside walls of atrium and ceiling.
 - Doors and door casings are not included in the scope of work at this time.
 - Paint contractor to apply one coat on all walls and ceilings with one coat of finish.
 - Baseboards on the floors where present are to be painted with two coats of finish.
 - Windows and flooring to be masked prior to painting.
 - Safety for our employees is Bowman Painting's first priority and a walk board will be used in the painting process. Two eye bolts fasteners will be installed into block wall to attach safety line for painters to be strapped into safety harnesses.
 - Holes to be filled and repaired and painted at the end end of scope of work.

Interior Scope of work: Atriums Window Frames

- Exterior side of window frames of Atriums to be prep and painted with two coats of finish.
 - Window frames to be scuff sanded with high count grit sandpaper and wiped with liquid de-glosser/sand prior to painting.
 - Painters to clean windows after painting process is complete and masking is removed.

Interior Scope of work: Lobby, Mailroom, Ballroom and Upstairs hallway. See (CompanyCam) for pictures.

- Paint contractor to apply one coat of finish to upstairs lobby knee walls and main walls.
- Paint contractor to apply one coat of finish to upstairs header. See (CompanyCam) for pictures.
- Paint contractor to apply one coat of finish to cap of upstairs knee walls. See (CompanyCam) for pictures.
- Paint contractor to apply two coats of finish to baseboards in upstairs hallway.
- Paint contractor to apply one coat of finish to all walls, knee walls and footers in Ballroom.
 - Ballroom suffers from drywall damage, water intrusion and insufficient caulking in areas. Drywall to be repaired and caulking to be done prior to painting and will be primed prior to painting. See (CompanyCam) for pictures.
- Paint contractor to apply one coat of finish to chair rail and two coats of finish to all baseboards.
 - Doors and door casings are not included at this time.
 - Crown molding is not included at this time with exception of one header of front door where crown molding was recently replaced and nail holes are still present. Paint contractor to spackle nail holes and apply two coats of finish to this area of crown molding. See (CompanyCam) for pictures. paint contractor at this time will caulk minor areas of separated butts/seams in the scope of work.
 - Lobby has two accent walls facing the east wall and repainting these two walls are included in the scope of work.

Continued on next page....

Interior Scope of work: Medallion repainting

- Lobby has an Ormond Heritage Medallion in lobby to be repainted during painting process. See (CompanyCam) for pictures.
 - Paint contractor will repaint Medallion with acrylic artist paints, artist brush and repaint initials and scroll work in same configuration.
 - Medallion is currently a flat sheen.

Exterior Scope of work: Exterior Handrails

- Hand railings of the North tower, East tower and South tower to be prep and painted with two coats of finish.
 - Hand railings to be hand/mechanically sanded and cleaned with a solution of KRUDD-KUDDER and soapy solution and rinsed with fresh water
 - Bottom floor roofing, flower beds and sidewalks to be covered and floors surrounding handrailing to be masked prior to painting.

Notes:

- Owner to move pictures, knick knacks, lamps, items on dressers and furniture as needed.
- Paint contractor to use owner's utilities (water/power) as needed during work.
- At this time only hose bib for clean out was found by Sales Consultant in courtyard near pool in Condominiums courtyard.
- At this time Ormond Heritage is providing all paint and Bowman Painting is providing all sundries (masking tape, masking paper/plastic, hand tools and drop clothes).

Exclusions:

- Does not include anything outside the scope of work listed above.

General Preparation:

- All finished flooring and items not to be painted will be covered during painting.
- Paint contractor to remove all switch plate covers, blinds and accessories as needed and replaced following paint job.
- All holes and cracks to be properly filled (spackle or caulk depending on the substrate) and sanded as needed.
- Any stains to be oil primed to prevent bleed through of finish coat.

Owner Responsibility

- Please take specific note of job description above. Only the items stated in the scope of work are included in your job. If there is a task you and your sales consultant discussed and you are anticipating being performed, BUT is not listed in the scope of work, ask for your sales consultant to include it in the scope of work BEFORE signing this agreement. Our crew leaders and foreman, per company policy, are not allowed to perform work that is not included in the scope of the contract.
- Select paint colors and provide to contractor. Colors are needed for the paint specifications noted above.
- An additional cost will be charged for color changes made after commencement of work.

Licensed & Insured

- Bowman Painting is licensed by the State of Florida, # L06000034045. To verify if active, log onto www.sunbiz.org and enter "bowman painting LLC"
- Bowman Painting carries general liability insurance (\$2,000,000) and workman's compensation insurance on all employees. Auto-owners Insurance is our carrier and certificates of insurance are available upon request.

Warranty

- Bowman Painting proudly provides a **five-year (5) warranty** on all labor and materials. Ask your sales representative for details.
- Paint contractor is not responsible for items that break during the preparation phase of the painting. These items would include plastic clips on valances or window treatments or electrical cover plates. Many such items deteriorate and weaken with sunlight exposure and time becoming weak and frail. Bowman Painting cannot be held liable for replacement of these items unless due to negligence.

Continued on next page....

Ethics & Standards

- Bowman Painting is an active member with the Painting Contractors of America (PCA) and abides by all industry standards and ethics as set for by the PCA. For more information on the PCA, you can find more information on our website (www.bowman-painting.com) or at www.pca.org.

Terms of Payment

- A security deposit equal to 1/3 of the contract price is required at the time of contract ratification.
- Job foreman (Crew Leader) will perform a walk through with owner at the end of the job. A sign off form will be presented for owner to sign. Any punch list items will be performed immediately.
- Upon completion of work, final payment may be given to the Crew Leader or supervisor on site.
- Acceptable forms of payment are cash or check.
- Checks are to be made payable to: Bowman Painting, LLC.

Accepted By:

Owner (Print name)

Signature

Date

Priority Discussion Points

Decorating & Ballroom – From January 13, 2022, Committee Meeting

1. Elevator Cabs
2. Lobby
3. North & South Atriums
4. 2nd Floor Meeting Room

Building & Grounds – From Email to Board – December 27, 2021

- ~~1. South Expansion Joint~~
2. Camera & Access Control, Phase II
3. North Expansion Joint
- ~~4. Bldg Condition Analysis~~
5. Concrete Repairs
 - a. Garage Beams
 - ~~b. Near South Atrium~~
 - ~~c. South Walkway near Gazebo~~
 - ~~d. Stairwell #2, 6th Floor~~
6. Select Metal Door Replacement
7. Landscaping Upgrades

Combined Listing

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.