									Project Dates	
<u>lten</u>	<u>n E</u>	<u>Description</u>	<u>Status</u>	Cost (Need to be confirmed)	<u>Comments</u>	Insurance Notes - Bob/Kristin Responsible with Ironclaim	Board Party Responsible	<u>External</u>	<u>Start</u>	Completion
1.00	Т	emporary Seawall	Complete			Not insured	Larry	FSG		
2.00	P	Permanent Seawall	Pending permit		Permit Required in Army Corps	Not insured	Larry	FSG	3/1/2024	
		Engineering Permitting Cost Estimate Repair & Replace	Done In Process							
3.00	S	and Replacement	Pending permit		Working on getting reimbursement from state on sand grant	Not insured	Larry	FSG		
	3.01	North side	Complete		More sand needed between	Not insured				
	3.02	West side	Open item			Not insured				
4.00	F	Roof Replacement	Complete		Completed after numerous rework loops		John/Larry	FSG		
	4.01	Primary roof							Done	
	4.02	Downspouts							2/1/2024	
	4.03	100 Bldg roof penetrations								
	4.04	Truss Termite Repair								
	4.05	Office roof penetrations								
	4.06 4.07	Downspouts Roof joist repair						??		
	4.07 4.07a	Eliminate pests	Complete					: 1		
	4.07a 4.07b	Engineering of solution	Engaged, pending							
			בייסיטכט, אבייטייוט							

4.07c

Execute solution

									Proje	ct Dates
<u>ltem</u>	<u>i</u>	<u>Description</u>	<u>Status</u>	Cost (Need to be confirmed)	Comments	Insurance Notes - Bob/Kristin Responsible with Ironclaim	Board Party Responsible	<u>External</u>	Start	Completion
5.00		Power & AC				Insurance short	Larry	FSG		
	5.01	Termporary power	Complete		Generator and temp electrical hookup				Done	
	5.02	Temporary AC units	Complete	11,542.00	In place for all enclosed units		Willie	Severyn	Done	
	5.03	Permanent electrical mods in garage, power distribution	Pending breakaway walls	192,000.00	Most equipment in place ready for installation		Larry	Price		
	5.03a	T&M not to exceed for electrical common areas &bldg 100 lower level		68,205.00			Larry	Price		
	5.03b	Elevator wiring		4,147.00			Larry	Price		
	5.04	Replace damaged condo breaker boxes	In progress	112,000.00	Need to bill owners		Larry	DDG		
	5.05	Permanent AC Condensers	Pending concrete pour	143,449.00	All units are purchased and in storage		Larry	Severyn		
6.00		Foundation piling repair	Complete			Insurance short	Larry	FSG		
7.00		Concrete slab on grade					Larry	FSG		
	7.01	AC Pads	Pending lanai concrete pour			Insurance to be reevaluated			2/12/2024	
	7.02	Under 100 building	Complete		Complete	Insurance to be reevaluated			1/15/2024	
	7.03	Under main building	Complete		Complete	Insurance to be reevaluated			1/15/2024	
8.00		Concrete Lanai Repair (101-107)	Pending permit			Insurance stepped up to engineering estimate	Larry	FSG		
	8.01	Engineering	Complete						Complete	
	8.02	Framing	Complete						Complete	
	8.03	Pouring concrete	Complete						1/28/2024	
	8.04	Remove Forms							2/12/2024	

									Project Dates	
<u>Ite</u>	<u>m</u>	<u>Description</u>	<u>Status</u>	Cost (Need to be confirmed)	Comments	Insurance Notes - Bob/Kristin Responsible with Ironclaim	Board Party Responsible	<u>External</u>	<u>Start</u>	Completion
9.00		Lanai Repair (101-107)				Insurance to be reevaluated as work progresses	Larry	FSG		
	9.01	Stucco	Pending form removal							
	9.02	Storm shutters	Pending form removal							
	9.03	Screening	Pending form removal							
10.00		Breakaway walls - Owner closet	s			Insurance to be reevaluated as work progresses	Larry	FSG		
	10.01	Design/Engineering	Complete		Covers owner closets, laundry room, utility rooms					
		Materials receipt - doors								
	10.02	etc							2/5/2024	
	10.03	Build walls	Permit received		Maini A.C. wait manadada				2/12/2024	
	10.03a 10.03b	Elevator room Electric rooms			Mini AC unit needed?					
	10.03b	Pump & equipment room								
	10.03d	Storage room								
	10.03e	Owner closets								
11.00		Office stairs				Insurance short	Larry	FSG		
	11.01	Engineering	Complete							
	11.02	Rebar/Concrete work	Permit received							
	11.03	Demo old stairs								
12.00		Soffits				Insurance to be reevaluated	Larry	FSG		
	12.01	Main building	Complete							
	12.02	Office building	Complete							
13.00		Below new office								
	13.01	Design/engineering	Complete			Insurance to be reevaluated as work progresses	Bob/Larry	FSG		
	13.02	Plumbing	Permit received					DDG		
	13.03	Electrical	Permit received					Price		
	13.04	Workshop -						FSG		
		Design/Construct	Permit received							
	13.05	Owner/Renter event room	Permit received							
	13.06	Floor epoxy								

								_	Proje	ect Dates
Iten	n	Description	Status	Cost (Need to be confirmed)	Comments	Insurance Notes - Bob/Kristin Responsible with Ironclaim	Board Party Responsible	External	Start	Completion
14.00	14.01 14.02 14.03	Parking lot Drainage engineering Grading/Paving Tire stops/painting	Study received Evaluating quotes Pending		High priority	Not insured	John	RLG Eng		
15.00	ا	Laundry Room		See garage wall		Insurance to be reevaluated as work progresses	Larry	FSG		
	15.01 15.02	Reconstruct Washers/Dryers	Permit received Contacted laundry partner - Washco	construct			Bob	Laundry Co?		
16.00	I	Elevator				Need to reevaluate wind insurance component	John/Larry	TKE		
	16.01	Engineering	Complete Materials onsite							
	16.02	Repair & Replace	1/25/24	Pit cleaning 1/25/24				2/5/2024		
17.00	17.01 17.02	Chickee Hut Quote and engineering Construction	Complete Pending		Setback issue resolved	Not insured	John	Tribe		
18.00	18.01 18.02 18.03	Grill area Design/Engineering Construction Purchase grills and tools	Pending Pending Pending		Chickee hut builder to do?	Not insured	TBD			
19.00	19.01 19.02 19.03 19.04	Pool Engineering Repair Pool & Lawn furniture Pool toys	Complete Start w/o 12/4 Selected & Budgeted			Not insured	John	Aqua Illusions		

								_	Proje	ect Dates
<u>lter</u>	<u>m</u>	<u>Description</u>	<u>Status</u>	Cost (Need to be confirmed)	Comments	Insurance Notes - Bob/Kristin Responsible with Ironclaim	Board Party Responsible	<u>External</u>	<u>Start</u>	Completion
20.00		Condo/Office Cable - Xfinity				Insurance to be reevaluated as work progresses	Kristin/John on bill/Larry on cabling	Xfinity		
	20.01	Redesign	Need contract		Need to establish cable layou	t		Cabling to be done by vendor?		
	20.02	Repair & Replace	Need contract					vendor:		
21.00		Fire Alarm System				Insurance to be reevaluated as work progresses	Larry	Florida Life Safety		
	21.01 21.02		Complete Complete							

21.03

Install main panel

Complete

							_	Proje	ct Dates
<u>ltem</u>	<u>Description</u>	<u>Status</u>	Cost (Need to be confirmed)	Comments	Insurance Notes - Bob/Kristin Responsible with Ironclaim	Board Party Responsible	<u>External</u>	<u>Start</u>	Completi
22.00	Condo Interiors				Insurance to be reevaluated as work progresses	Carol on communication	DDG		
22.01	Project Plan	In-process		Considerable delay due to owner selections pricing Need to evaluate each unit					
22.02	Budgets	In-process		budget against insurance proceeds		Bob	DDG		
22.03	Framing	Complete							
22.04	Electrical	Complete							
22.05	Plumbing	Complete							
22.06	HVAC								
22.07	Sheetrock								
22.08	Flooring								
22.09	Cabinet installation								
22.10	Countertop installation								
22.11	Appliances								
22.12	Ceiling fixtures								
22.13	Painting								
22.14	Sliding glass doors								
22.15	Screen & Frames								
22.16	Storm shutters	501, 507 to be replaced		All shutters to be power washed and lubed					

Completion

									Proje	ect Dates
<u>lten</u>	<u>n</u>	<u>Description</u>	<u>Status</u>	Cost (Need to be confirmed)	<u>Comments</u>	Insurance Notes - Bob/Kristin Responsible with Ironclaim	Board Party Responsible	<u>External</u>	<u>Start</u>	Completion
23.00		Garbage area	In process		To be built when parking lot finished	Not insured	Larry/Willie			
	23.01 23.02	Design Construction								
24.00		Miscellaneous				Insurance to be reevaluated as work progresses	Larry	FSG		
	24.01	Tower stairwell concrete repair								
	24.02	Railing repair								
25.00		Landscaping			Largely return to pre-lan	Not insured	TBD	TBD		
	25.01	Design					Bob			
	25.02	Budget								
	25.03	Installation								
	25.04 25.05	Shuffleboard Smoker's corner								
	25.05 25.05a	Sand fill - North washout								
	25.05a 25.05b	Sand fill - seawall								

25.05c

Sand fill - general property

									Proje	ect Dates
lto	m	Description	Status	Cost (Need to be confirmed)	Comments	Insurance Notes - Bob/Kristin Responsible with Ironclaim	Board Party Responsible	<u>External</u>	Start	Completion
<u>lter</u>	<u> </u>	<u>Description</u>	<u>Status</u>	<u>commea)</u>	comments	responsible with noncialing	Responsible	External	<u>Start</u>	Completion
26.00		Office				Insurance to be reevaluated as work progresses	Bob/Larry	DDG		
	26.01	Design/Budget	Complete				Bob/Patty/Karin			
	26.02	Framing	Complete							
	26.03	Electrical	In process							
	26.04	Plumbing	In process							
	26.05	Mechanical	In process		Air-handler, duct work					
	26.06	Ceiling	In process							
	26.07	Flooring	Selected - DDG to purchase							
	26.08	Coffee Bar Countertop	Selected - DDG to purchase							
	26.09	Select/Purchase office furniture/shelving/mail sort equipment Bathroom/Coffee bar	Selected/purchase when able to install				Bob/Patty/Karin			
	26.10	fixtures								
		Refrigerator/coffee								
	26.11	machine	Complete							
	26.12	Security cameras/screens	TBD							
	26.13	Storm shutters/Screens	Tied to first floor condos							
27.00		Signage								
		Main Pointe South sign					John			
		Misc signage around prope	rty		Need to identify needs and order		Karin/Willie/Pam			
28.00		Plumbing								
	28.01	Garage level								
	28.02	Booster pump								
		Water supply to stacks &								
	28.03	100 bldg								
	28.04	Water supply to building								