

Excelsior Building Committee Year End
Review

11/12/2021

Ken Gertz
Tom Murray
Terry Jones
Dan Watnem

- **2020-2021 Projects:**

- Community Room – Completed
 - Thanks to:
 - Construction – Tom Murray
 - Finishes – Sandy Murray, Jill Burson, Rhonda Jones, Karen Lavens and Marsha Kelly.
 - Decorations and Furniture – Sally Innis, Judy Witmus, Marsha Kelly.

- Site-wide Wireless Access – Completed
 - Internet access to both pools, community room area and beach
 - “Excelsior Guest” – Password – siesta@6263

- Security System (FOB) – Completed
 - Thanks to John Sperrazza and his expertise!
 - John turned a \$50-\$60k project into a \$30k project by using his knowledge, manpower and buying power from his NY security company to save Excelsior significant \$\$!

- **2020-2021 Projects:**

- Cable/Internet Infrastructure and Service – **In Process**

- We are in the process of getting quotes from both service providers and infrastructure quotes.
- Our co-ax cabling within the buildings are coming to an end of life. They can not carry the data that is available by various providers today.
- We are up against a timeframe as we will have to sign a 7yr deal with Comcast within the next 16 months if we do nothing.

- Painting and Restoration – **In process**

- Building #5, Bayside pool house, maintenance building - Completed
- Villas nearly completed – waiting on the 5 columns.
- Ongoing work at the Gulf Building – finding less issues as they move away from the beach.
- Hope to have “normal” access path to the beach in the next few weeks.
- After the Gulf Building on to Building #4, then #2, #1 and finally #3.

- **2020-2021 Projects:**

- Walkways – **In process**
 - Multiple quotes in hand
 - Looked into Epoxy, Cementitious, and Polyaspartic from multiple contractors
 - The polyaspartic solution is being recommended based on:
 - Strength, warranty, waterproofing, UV protection, lower installation cost, lower maintenance cost, maintainability, chemically and oil resistant.
 - Sample is down on the west end of Building #5.
 - We will coordinate a coating upon completion of the restoration and painting project.

- Maintenance Manual – **In Process**
 - The Building Committee is working on the creation of a maintenance manual for the site, defining what and when items need to be completed for future Operation managers and boards.

- **2021 Beyond Projects:**

- Plumbing – **Upcoming**

- We know that our cast piping is failing as other condos in Florida are finding after 40 yrs in the walls and underground.
- Dan has been experiencing an increase of unit repairs as time goes on.
- Crystal Sands has been shut down for 9 months replacing all drain piping.
- A “lining” procedure that was done 8 yrs ago on the vertical stack pipes has about a 10 yr life.

Questions?