

MONDAY, JULY 14, 2025 @ 3:00 P.M. BUILDING COMMITTEE MEETING ZOOM MINUTES

Building Committee Members Present: Claire Calandra, Wendy Maceachern, Hilton Schwartz, Frank Colletta & Jason Enters.

Staff Present: Patricia Hall

BUILDING COMMITTEE MEETING RECORDING AVAILABLE ON OUR WEBSITE AT WWW.THEOVERLOOKCONDO.COM

1. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt

- a. Concrete Repairs to Date and Schedule- See Schedule Attached.**
- b. Catwalk Lighting/Electrical Shorts/Exit Signs- Repaired**
- c. Nosing of Expansion Joints- BC Recommends approving Change Order #5.**
- d. Slip Joint Update– East and West Sides, Sika Change Order- BC recommends approving Change Order #6.**
- e. Lobby Front Railing Proposal- Pat still waiting.**
- f. Revised Proposal for P2 Driveway Concrete Repair/Trench Drains (CO#3)- Pat still working on this.**
- g. Railing Update/Schedule for Perimeter Railings- Shop drawings to be submitted to the Town.**
- h. Metal Doors: P1 Exhaust Fan Room, Painting- Flacks to paint this week.**
- i. Unit 106 Update- Flacks to give 24-hour notice for repair.**
- j. 90 Day Cost Projection- Flacks to provide at the end of the week.**

2. 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG) – SCOPE OF WORK/ BIDDING PROCESS

- a. **Design of Atrium Center – Landscape Architect Update and Recommendation- BC Committee interviewed several vendors. Building Committee recommends approving contract with M Hudson Design, Inc.**
- b. **Pool Equipment/Engineer Update- Steve Strong to follow up.**
- c. **Bidding Process for GC – on hold**
- d. **Bidding Process for Tile – on hold**

3. Change Orders and Pay Apps: Steve Schardt and Steve Strong

- a. **Change Order #6- Slip joints at West breezeways- ACG & Steve Strong Approved CO#6. The Building Committee recommends approving CO#6.**

4. Milestone Inspection – Electrical:

- a. **Cornerstone – Permit Inspection- Permit finale last week.**

5. Action Item List: Building Maintenance and Repair Issues

- a. **Clubhouse Repairs- Complete except at the back of clubhouse. BC recommends to use Bondo, sand and paint.**
- b. **Ventilator Replacement Update- Ordered May 28, 2025, 19-20 week lead time.**
- c. **Bass – Inspection/Preventive Maintenance – Bass to schedule.**
- d. **BDA System (Fire Safety Issue) BDA Systems did inspection last week, awaiting the report.**
- e. **Annual Fire Inspection Compliance- All complete except BDA System and Click to Enter. Click to Enter being installed this Wednesday.**
- f. **Bike Room Update- Decision on July 22, 2025 at board meeting.**
- g. **Irrigation and Landscaping of North/South Side- awaiting a third proposal.**
- h. **Hose Connections on Roof/Portable Pressure Washer options- waiting on proposal from Campany Roofing.**
- i. **Pool Maintenance Issues- Background and reference checks complete on new pool vendor. They will take over maintenance August 1, 2025.**
- j. **Elevator Update- Otis installed the new Elite Pi system, replaced the exhaust fan at the east elevator and inspected the 5 stack elevator and replaced down outside button.**

6. Owner Q&A – No questions

7. Adjourned at 4pm.