

**Overlook Condominium Association, Inc**

**MONDAY March 30, 2026 @ 3P.M. BUILDING COMMITTEE MEETING MINUTES**

**1. Phase 3 Construction Update: Pat Flack**

- a. Painting and tile work completed on floors 7, 6, and 5. Punch-out inspection completed; next punch-out scheduled for floors 4, 3, and 2 the Friday after Easter.**
- b. Beachfront and breezeway painting still incomplete. Pat to address remaining edges.**
- c. Perimeter railings approved by the city and currently in fabrication; installation planned for May, followed by painting of walls underneath.**
- d. Front entrance concrete repair – to be added to schedule.**
- e. Railing cleaning/maintenance program – Pat to provide. Written warranty confirmation requested from coating company for railing touch-up work.**
- g. 301 balcony concrete imperfections to be reviewed**
- h. P2 driveway work delayed until May to avoid holidays.**

**2. Atrium Center Waterproofing & Design: Steve Strong (Owners Rep) and Steve Schardt (ACG)**

- a. Tremco meeting held – proposal includes 20-year warranty on reservoir materials and 10-year warranty on walkways using Wausau products with hurricane-rated pedestals.**
- b. Steve Strong to obtain at least two additional competitive bids using the same waterproofing product.**
- c. First-floor painting under discussion.**
- d. Pool area scope of work (including steps and painting) to be updated and distributed for bidding.**
- e. Preliminary atrium design renderings – Had meetings. Awaiting designs, including revised Beach gate.**
- f. Parking lot curb damage – Awaiting change order pricing.**
- g. Garage leaks (middle section of P2) – video to be forwarded to Jason, Patrick, and Steve Strong; Jason to inspect after Easter along with atrium and eyebrow conditions.**

**3. Machine Room Door Replacement: Joe / Trish**

a. Reviewed proposals for elevator machine room door. McBride's quote is significantly lower than Pat Flack's (\$6,850). Committee recommended moving forward with Dennis McBride. Claire to send to board for approval.

#### **4. Fire Alarm System & Electrical Safety: Joe / Trish**

a. Multiple false alarms over the weekend due to defective heat detector and grounding issues on the data loop. Bass technicians on site; final report requested.

b. Proposal to replace 28 heat detectors and 7 water flow modules – Joe/Trish to obtain bulk pricing from Bass.

c. Electrical safety re-inspection – \$5,400 proposal recommended for approval by Board.

#### **5. Plumbing & Maintenance Items: Joe / Trish**

a. A/C condensate line cleaning – Palm Plumbing expected next week

b. Trash room drain/valve repairs – continuing to collect bids (Gimmler and Palm Plumbing).

#### **6. Security & Technology Updates: Claire / Joe / Trish / Overlook**

a. Panic button system for front desk – Joe/Trish to research options

b. P2 gate buzzer/intercom system – non-functional; Trish to investigate repair/replacement for contractor access.

c. P2 phone issue – John to send email to owners with interim security phone number.

d. Audio recording at front desk and other technology needs discussed.

e. Storm drain cleaning – contractor delayed (warehouse fire); Awaiting service

b. BDA system – Overlook/John to contact vendor for status update.

The meeting adjourned at 4:27 P.M.