

Overlook Condominium Association, Inc.
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MONDAY July 20, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Atrium Restoration Progress: Patrick Flack

- a. Topping slab removal completed; basin depth now 11-12 inches.
- b. Removal and grinding of old waterproofing membrane to begin Thursday, July 23rd (expected 5 days).
- c. Concrete repairs to follow. Then, flood testing for drainage verification.
- d. Drains to be fixed or new drains ordered if needed.
- e. TDC tiling work to start after waterproofing completed and after atrium design plan is resolved.
- f. P2 driveway repair (gray stripe) to be completed by next meeting.

2. Pedestal System & Atrium Timeline

- a. Pedestal system installation targeted for completion by end of September.
- b. Paver samples to be dropped off for committee review.
- c. Beach gate fabrication pricing to be obtained.

3. Pool Equipment Replacement and Relocation: Steve Schardt

- a. Final drawings for collector tanks and filters (southeast corner) in progress.
- b. Drawings to be sent to Ori and Ben for completion and review.
- c. Plans to be submitted for permitting.

4. Pool Refinishing & Related Work:

- a. \$88,000 refinishing proposal reviewed; necessity questioned due to existing 8-year-old finish. Other less expensive options also reviewed.
- b. Estimates requested for pool coping and paver replacement around pool area. Ray to get bids for evaluation.
- c. Pool lighting and photometric study requirements discussed for coordination.

5. Fire Safety & Sprinkler Remediation:

- a. Railsback to provide itemized per-unit pricing for repairs.
- b. Spreadsheet for remediation plan to be completed and sent to Board.
- c. Repair schedule and plan, as well as cost allocation, discussed.

6. Other Maintenance Items

- a. Skylight repairs – PSI contracted for \$19,000; work starting soon.
- b. Dune vegetation – awaiting scheduling of installation.
- c. P1 driveway and front walkway to be assessed for repairs (core samples if needed).
- d. Clubhouse wood shavings/possible termite issue to be investigated. Trash room repairs continuing. Use of key fobs instead of keys being evaluated.
- e. Damaged handrail/ramp at clubhouse – Glen from Flacks to repair
- f. Parking garage curb tops – Talia to assist with painting if available.

7. Administrative & Security

- a. TDC – Red Guard warranty and releases of liens to be obtained before final payment.
- b. Residents to be notified to move cars from P2 garage on Wednesday, July 29th for driveway repairs.
- c. Hotwire permission for BDA equipment in their space to be confirmed.
- d. New elevator requirements notice to be finalized and posted.
- e. Sign and landscaping proposals – Dan and Overlook to review.

The meeting adjourned at approximately 5 P.M.