

**Overlook Condominium Association, Inc.**  
**1167 Hillsboro Mile**  
**Hillsboro Beach, FL 33062**  
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**MONDAY April 27, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES**

**1. Phase 3 Construction Progress: Patrick Flack**

- a. Punch-out phase ongoing for floors 7 through 2; final walkthrough anticipated next week.
- b. Floor 1 painting approximately 85% complete; post-shoring removal scheduled for Wednesday.
- c. Perimeter railing anticipated to be on-site around May 4th, with completion targeted for end of May.
- d. Front curb repair completed; grip strip to be refastened the following morning.
- e. Parking curb repair proposal to be revised as a standard change order.
- f. Driveway repairs scheduled for late May; new drains to be ordered prior to starting work.

**2. Atrium Concrete Restoration & Waterproofing: Steve Strong**

- a. Bids reviewed for atrium restoration and waterproofing; Restore submitted the lowest bid at \$497,000.
- b. Questions raised regarding Restore's price escalation clause.
- c. Discussion held on pedestal system versus alternative designs; final pricing for different options still pending.
- d. Steve Strong and Steve Schardt to meet with Restore to review scope and pricing.
- e. Matt (attorney) to review contract with Restore.
- f. Steve Strong to check with Restore regarding door vendors and pricing.

**3. Lobby Elevator Machine Room Door: Steve Strong/Steve Schardt**

- a. Revised door specifications by Steve Schardt to be sent to Pat for updated bid.
- b. Door bid details to be forwarded to Steve Strong for review.

**4. Plumbing & Drainage:**

- a. Palm Plumbing proposals approved for trash room repairs (floors 1-7) and replacement of three toilets in pool area bathrooms. Both proposals to be sent to the Board for approval.
- b. Drainage system cleaning and camera inspection proposal for 14 atrium center drains approved at \$2,762.
- c. Storm drain clean-out completed on Friday.

## **5. Fire Safety & Inspections:**

- a. Additional proposals to be obtained for fire inspection services.
- b. Discussion held regarding new fire inspection schedule requirements.

## **6. Security & Technology:**

- a. Updated panic button proposal received from Bass; to be sent to the team.
- b. Options for P2 gate buzzer/intercom system to be reviewed (wiring and Ring camera alternatives).
- c. Lobby audio/visual improvements discussed.

The meeting adjourned at 4:44 P.M