Overlook Condominium Association, Inc.
1167 Hillsboro Mile
Hillsboro Beach, FL 33062
954-427-2878
954-570-8464 Fax

MONDAY August 31, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Perimeter Railings: Charles from Flacks

a. South side railings largely installed.
b. North side railings expected in approximately two weeks; confirmation of delivery timeline to be obtained from Q&Q.
c. Railing installation at P1 and P2 driveways to be reviewed and clarified with the railing company.

2. Atrium Waterproofing, Drains & Expansion Joints:

a. Removal of old adhesives and waterproofing materials from structural slab ongoing. Also, existing divots in concrete need repair.
b. Open items include replacement of cast iron drain bowls, expansion joint waterproofing details around PVC drains, and south-side drains at the expansion joint.
c. Follow-up with Oscar (Tremco) regarding expansion joint detail and related waterproofing issues.
d. Photos of marked areas (divots, sloping) to be taken and distributed to the Building Committee and Board.
e. Optical level/transit survey to be performed to establish proper drainage grades.

3. Atrium Landscaping Design: Steve

a. Updated design from the landscape designer still pending (including preliminary cost estimates) for distribution and approval by owners.
b. Goal to present a general design and pricing to owners for a vote upon receipt.

4. Clubhouse Structural Repairs:

a. Repair plan submitted to the city.
b. Pricing from Pat still pending (4x6 beam / adjustable posts and steel column alternatives).
c. Work is required to address city/fire marshal concerns regarding temporary shoring.

5. Pool Area Work:

a. Pricing requested from Pat for pool concrete work.
b. Revised pool coping and deck options to be presented by Ray at next BC Meeting.

6. Landscaping Proposals: Meeting

a. Three proposals received (approximately $25,000–$28,000).
b. Discrepancies in plant pricing and other line items to be clarified and presented as a clear comparison at next BC .

7. Fire Safety & Related Systems:

a. Fire sprinkler repairs ongoing; follow-up with Max regarding parts and progress.
b. Unit owners with outstanding violation payments to be contacted and payment process clarified.
c. Color of replacement sprinkler heads to be confirmed with Max.
d. Fire alarm system full maintenance contract pricing still pending from Bass United.
e. BDA / related fire system work – partial payment approach discussed (additional funds fully authorized upon substantial completion).

8. EV Charging Stations

a. Lance to provide proposal (including insurance and management) for comparison with other bids.
b. Existing options under review (including Brickell and Tesla).

9. Other Items

a. Key fob system proposals to be sent to Lance; input from Peter Allen to be requested.
b. Skylight work and beach plantings completed. Trash room floor painting and grinding underway. Fire door repairs being addressed.
c. Agenda for upcoming Board meeting to be updated to add items requiring only 48 hours notice.

The meeting adjourned at approximately 4:22 P.M.