

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

MONDAY July 6, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Atrium Construction Progress: Patrick Flack

- a. Painting and tiling work completed.
- b. Perimeter railing installation underway.
- c. Atrium center concrete demolition progressing well.
- d. Demolition targeted for completion by end of week, or early next week, followed by cleaning and preparation for flow testing of drains and concrete restoration and waterproofing.
- e. P2 driveway repair to be inspected and touched up as needed. Proposed replacement beach gate design to be given to Flacks/Steve Schardt for drawings.

2. Atrium Landscape Design: Wendy

- a. Survey results received (41 responses); strong preference for garden-like design with greenery and limited seating.
- b. Owner focus group scheduled for July 8th at 2:00 PM.
- c. Reminder to be sent; two design options to be prepared by Jennifer following focus group for formal vote.

3. Pool Equipment Replacement and Relocation: Steve Strong

- a. Discussion ongoing between Spado, Steve Strong and Steve Schardt to finalize exact design and plans with respect to pool equipment and location.
- b. Sketches to be sent to Ori Spado for review and feedback.
- c. Official Department of Health approval required before proceeding.
- d. Equipment to remain exposed (no covering).

4. Pool Area Concrete Restoration and Railing

- a. Pool gate and lock installation to be scheduled with minimal disruption.
- b. Pool area concrete, railing, and repairs discussed.
- c. Pool lighting and photometric study requirements discussed for coordination with atrium work.

5. Maintenance & Repairs

- a. Skylight repairs – PSI contracted for \$19,000 (8 skylights + 2 roof overs); work to begin following week.
- b. Fire sprinkler repairs – Railsback to provide itemized per-unit pricing; Claire to review governing documents for owner repair process.
- c. Trash room renovations (floors 6 & 7) progressing; targeted completion mid-next week.
- d. Condensate line work completed.
- e. Bass United speaker issues to be addressed (Johnny visit scheduled).

6. Other Projects & Administrative

- a. BDA – step-by-step plan and timeline requested.
- b. Free dune vegetation planting scheduled for July 13th or 14th; Overlook to supervise placement.
- c. Parking lot curbs repair completed.
- d. Front signage and landscaping proposals to be obtained.
- e. New elevator requirements notice to be finalized and posted after Board approval.
- f. Red Guard warranty and release of lien from TDC to be obtained for final TDC payment processing.

The meeting adjourned at approximately 4:15 P.M.