

Overlook Condominium Association, Inc.

**1167 Hillsboro Mile
Hillsboro Beach, FL 33062
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**MONDAY December 1, 2025 @ 3:00 P.M. BUILDING COMMITTEE MEETING
MINUTES**

1. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong (Steve Schardt – absent)

- a. Phase 3A Schedule- Flacks project update attached.**
- b. Painting Update- 7 and 6 floors painted. 5th floor underway**
- c. Catwalk Railing Installation- Railings are being delivered tomorrow. Set up starting Wednesday.**
- d. Ponding Test Results- Water test complete, floors marked out and Flacks will add mortar buildup to the areas needed.**
- e. Tiling Update- Tile complete at 6, 5 and 3rd floor east breezeways. TDC to finish 7th floor east breezeway by Wednesday. TDC is currently working on the 2nd floor and will start the 4th floor this week.**
- f. Perimeter Railing Plan and Drawings- in progress**
- g. Metal Door (MAIN FPL DOOR) Update- FPL scheduled for January 9, 2025, to oversee Q& Q removal and installation of new door.**
- h. Roof overhang cracks (7th floor) CO- pending**
- i. Lobby Elevator Machine Room Door- Awaiting quote.**
- j. Documentation/Warranty for Railing Touchup- Pat to obtain**

2. 3B Concrete Restoration: Pat Flacks, Steve Strong (Owners Rep) (and Steve Schardt - ACG)

- a. Design of Atrium Center - Status/Pedestal System/3 Part Design/New Gate- in Progress**

- b. Updated Bid Sheet: Flacks Scope of Work for 3B/Pricing/Atrium Center- Pat to update bid sheet with alternate waterproofing options.**
 - c. Pool Equipment Update- Adam from Southern Pools was out last week to look at the pool equipment. Steve Strong advised that we have 2 additional pool companies so we will have 3 bids.**
 - d. Lighting around pool/Railings- Steve Strong working on this.**
 - e. Drains- to be reviewed during restoration work**

3. 3B Planning: Steve Strong (and Steve Schardt)

- a. Contract Extension with Flacks- Pat to update bid sheet.**
- b. Contract Extension with TDC – Bid- Complete and ready.**

4. Change Orders and Pay Apps: Steve Strong (and Steve Schardt)
Flacks Pay App # 8- Approved for payment by engineer and owner's rep. Recommend BOD process payment in the amount of \$123,935.66.

TDC Pay Request- Approved for payment by engineer and owner's rep. Recommend BOD process payment in the amount of \$22,500.00.

5. Action Item List: Building Maintenance and Repair Issues

- a. BDA – Contract Proposal- Matt Goode to review contract.**
- b. Bass – Preventive Maintenance**
- c. Ventilator Replacement Update-Ventilators being replaced this week.**
- d. NE Elevator Machine Room AC- Monumental replaced last week.**
- e. Hotwire Discussion- Survey to go out.**

6. Owner Q&A

7. Adjournment.