Overlook Condominium Association, Inc.
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MONDAY March 16, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Concrete Restoration Current Work: Pat Flacks, Steve Strong, Steve Schardt

a. **Phase 3 Schedule/Financial Projections- Flacks provided a 90 day cost projection on Phase 3A.**
b. **Painting Update- Painting is almost complete on floors 7-2, subject to punchout. Flacks needs to touch up and do edges after tile company done.**
c. **Tiling Update – 7th floor complete. Majority of 6-3 completed and TDC moved to the 2nd floor.**
d. **Perimeter Railing Drawings - They are with the Town, awaiting approval.**
e. **MAIN FPL DOOR- Completed March 13, 2026.**
f. **Roof overhang crack Options: CO# 13 and #14- Holding off for Jason to inspect.**
g. **Pipe Chase CO #15- This is complete at a cost of $13,483.00**
h. **Front Entrance Concrete Repair CO#16 (dated March 12, revised)- This CO was revised and went from $7500.00 to $3500.00. The BC recommends Board approval.**
i. **Lobby Elevator Machine Room Door- We are still waiting for a proposal from McBride.**
j. **Documentation/Warranty for Railing Touchup- Flacks still putting together maintenance program.**
k. **301 Blisters on balcony- Flacks to patch. Trish to get with owner to schedule.**

2. Concrete Restoration in Atrium Center and Pool/Outside Areas : Pat Flacks, Steve Strong (Owners Rep) and Steve Schardt –(ACG)

a. **Atrium Center Demo and Concrete Repair/Waterproofing for Slab and Catwalks- Steve Strong to re-engage the landscape architect (Madsen) and schedule a meeting to discuss atrium design and ensure bid scope is understood. Steve and Steve to meet with Tremco rep to discuss waterproofing.**
b. **Atrium Center: Pedestal System under review**
c. **Pool Update: Concrete and Equipment- We are still waiting on bids on new equipment. Steve Strong is reaching out to the Town regarding setback requirements.**
d. **Driveway Repair – April projected date**
e. **Parking Lot/Curb Repair – April projected date**

3. **3B Planning: Steve Strong and Steve Schardt**
   a. **Contract Extension with Flacks**
   b. **Contract Extension with TDC**

4. **Change Orders and Pay Apps: Steve Strong and Steve Schardt**
   a. **Pay App #10- Approved by engineer and Owner's Rep. Work completed.**
   b. **Campany Roofing Proposal- On hold. Their proposal was higher than Flacks at $181k . Flacks proposal was $127K.**
   c. **Pipe Chase CO #15- BC members recommend board approval. This work has already been completed.**
   d. **CO#16- Revised Front Entrance Repair- BC Members recommend board approval. Price reduced.**

5. **Action Item List: Building Maintenance and Repair Issue**
   a. **Bass/Smart Air – Exhaust Fan Repair- Exhaust fan has been repaired and is operating. Complete.**
   b. **Trash Rooms- Still waiting on proposals.**
   c. **Beach Plantings- Complete- We need additional fencing to prevent owners/guests from dragging chairs through plantings.**
   d. **AC disconnect Boxes- Trish reported all 17 owners changed their boxes, so this is complete.**
   e. **Window Painting- Flacks CO is not approved. Matter on hold as as not all the windows need painting and further, the windows**

are the owners responsibility under our Declaration. Further review necessary as to course of action.

f. **BDA- The designs are being sent to the county next week for approval.**
g. **Treadmill Replacement- Treadmill ordered last week. ETA approx. 10 days.**
h. **Cleaning Equipment for new Tile- Dan is reviewing multiple floor scrubbers.**
i. **Electrical Safety Reinspection Proposal- We need the original electrical inspection updated to reflect that all required replacements/repairs are complete. This needs to be sent to the Town of Hillsboro Beach for compliance. They sent over a proposal for $6600.00, Joe Tolento to speak with them.**

6. **Owner Q&A**

7. **Adjournment**