

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

1. TDC Final Payment & Warranty:

- a. Final bill reviewed (~\$43,000).
- b. Release of lien and Red Guard warranty to be reviewed
- c. Final payment to be released once paperwork is satisfactory.

2. Perimeter Railing & Related Work:

- a. Delivery and installation tentatively planned for the second week of August.
- b. Broken railing at the clubhouse to be repaired.
- c. Replacement beach gate – change order to be prepared (deducting the \$12,000 previously paid).

3. Atrium Center Repairs & Waterproofing:

- a. Partial depth repairs, beam repairs, and crack repairs needed.
- b. Flood test discussed (plan for 13 drains to be ordered and installed, if needed). May not be needed given all the rain and adequate drainage.
- c. Meeting with Tremco to be scheduled regarding drain specifications, waterproofing and slab preparation.
- d. Expansion joints to be opened for pin inspection.
- e. Concrete point removal deferred pending designer plans.

4. Clubhouse Shoring Posts:

- a. Temporary shoring posts (in place for three years) require a better solution per fire marshal.
- b. Steve to inspect with Flack to develop a plan to address.

5. Atrium Design Process:

- a. Designer to provide both old and new design options.
- b. Formal owner vote will be scheduled when plans are ready.

6. Pool Area Work:

- a. Initial quote for pool coping, deck, and tile work reviewed; additional quotes to be obtained.
- b. Pricing for pool area concrete restoration to be provided.
- c. Pool equipment replacement and relocation drawings for permitting still in progress.

7. Fire Sprinkler Remediation:

- a. Nine units require work beyond sprinkler head replacements or caps.
- b. Mass email with payment instructions to be sent to affected owners.
- c. Coordination with Max (RailsBack) for scheduling repairs.

8. Key Fob System:

- a. Proposals from Anthony Lock and Safe and Butterfly received (Butterfly ~\$50,000).
- b. Proposals to be distributed to Board and Building Committee.
- c. Financing options (including possible 5-year plan) to be explored by Dan.

9. EV Charging & LSV Issues:

- a. Quote to be obtained for EV charging station in the south parking lot.
- b. LSV charging in the garage to be monitored; monthly charge proposal under consideration.
- c. Rules Committee meeting scheduled for August 12th regarding LSV charging and fire sprinklers.

10. Other Maintenance & Administrative Items

- a. Dune vegetation planting expected the week of August 3–7.
- b. Sign and landscaping proposals – third proposal pending; front sign light bulb and wiring to be assessed. Also, issue with Windsor water tower being addressed with town.
- c. Trash room painting/grinding progressing by Juan (fourth floor nearly complete).
- d. Parking lot curb painting to proceed (Talía and Juan).
- e. Skylight work expected completion by end of week, depending upon weather.
- f. BDA work – waiting on Otis for elevator shaft scheduling.

The meeting adjourned at approximately 4:30 P.M.