

**MONDAY, JULY 28, 2025 @ 3:00 P.M. BUILDING COMMITTEE MEETING VIA ZOOM
MINUTES**

Building Committee Members Present: Claire Calandra, Wendy Maceachern, Frank Colletta & Jason Enters.

Staff Present: Patricia Hall

**BUILDING COMMITTEE MEETING RECORDING AVAILABLE ON OUR WEBSITE AT
WWW.THEOVERLOOKCONDO.COM**

1. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt

- a. Concrete Repairs to Date and Schedule- Flacks continues to do edge repairs. Railings are coming August 15th. Painting will start at end of August. Tile installation starts in September.**
- b. Update on West Side Slip Joint Repairs- Flacks advised 6-8 weeks to complete after catwalk edge repair.**
- c. CO 1 – Tariff Documentation- Awaiting this.**
- d. CO 7 – Shutters- Flacks to revise to a specific dollar amount for removal.**
- e. Lobby Front Railing Proposal- Flacks received proposal for 40 LF of glass railing of \$19k. Looking for other proposals.**
- f. Revised Proposal for P2 Driveway Concrete Repair/Trench Drains (CO#3)- Flacks is working on this.**
- g. Railing Update/Schedule – Perimeter Railings- Flacks waiting on drawings to be signed off.**
- h. Metal Doors – Painting of Exhaust Room Doors, FPL Door- Flacks will paint all the doors they installed. Our staff will paint the common area doors in both garages gray.**
- i. Unit 106 Update- Must give at least 24-hour notice to the owner to schedule repair.**
- j. 90 Day Cost Projection – See attached.**

2. 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG) – SCOPE OF WORK/ BIDDING PROCESs

- a. Design of Atrium Center – Contract/Plan – Contracted MD Hudson for this design. Coming this week to scan building and beach gate.**
- b. Pool Equipment/Engineer Update- Preliminary design sent via email. Strong to send complete design.**
- c. Bidding Process for GC/ Tie-in to Atrium Design**
- d. Bidding Process for Tile – Strategy**

3. Change Orders and Pay Apps: Steve Schardt and Steve Strong

- a. Change Orders: CO #1 and #7 – See above**
- b. Pay App #5- Pay App 5 was approved by ACG and Strong Associates. The Building Committee recommends Board approval of the pay app of \$245,934.17.**

4. Action Item List: Building Maintenance and Repair Issues

- a. Clubhouse Repairs- All complete except back wall. Juan to finish in the next couple weeks.**
- b. Ventilator Replacement Update- Ordered May 28, 2025, with 19-20 weeks lead time.**
- c. Bass – Inspection/Preventive Maintenance- Bass scheduled to come Thursday to do a visual inspection.**
- d. BDA System (Fire Safety Issue)- 2 scans of the building. Broward Sherriff Radio Dept scheduled to come to Overlook next Tuesday.**
- e. Annual Fire Inspection Compliance- All complied with except the BDA system and the Click to Enter. EDL hoping to get to it this week.**
- f. Irrigation and Landscaping of North/South Side- The landscape bids are not apples to apples and do not include irrigation. Frank and Dan to align bids.**
- g. Hose Connections on Roof/Portable Pressure Washer options- Proposal from Campany Roofing due this week.**
- h. Pool Maintenance Update- We will have a new maintenance company starting August 1, 2025.**
- i. Dog Run – Insurance Issue/Cost- Awaiting insurance info.**

5. Owner Q&A

6. Adjournment.