

Overlook Condominium Association, Inc.

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MONDAY January 5, 2026@ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES.

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

- a. Phase 3A Schedule- TDC has the majority of the 7th floor tiling complete and border tile installed. Flacks to pressure clean and start painting the 3rd floor. The painting should be completed in the next 3 weeks.**
- b. Ponding Issues and Mortar Buildup Requirements- This was discussed in great length. Pat will provide a revised change order for “time and materials” to reduce cost. It was acknowledged that despite the fixes, some water ponding will remain due to building design.**
- c. Tiling Update- Edges- Border will be installed from 7 down. Grout and caulk to be considered for the edges. It was agreed that where the tile meets the walls an elastomeric grout will be tested.**
- d. Perimeter Railing Plan and Drawings- The perimeter railing drawings were reviewed with ACG examining the footer details and plans to check with Q&Q.**
- e. Metal Door(Main FPL Door) Update- Door is primed and painted, FPL will be here for the door installation this Friday.**
- f. Roof overhang cracks (7th floor) plan- Two options were discussed for the roof overhang: repairing cracks and recoating the repaired areas or recoating the entire overhang. Pat to provide pricing for both options.**
- g. Lobby Elevator Machine Room Door Proposal- Steve to follow up on possible fiberglass door.**
- h. Documentation/Warranty for Railing Touchup – awaiting documentation.**

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- We are still waiting on a proposal from Greg Madsen. ACG needs to verify the depth of the stamped concrete to determine if pedestals can be used for the atrium floor.**
 - b. Update Bid Sheet: 3B/ pricing/Waterproofing options- Awaiting ACG review of waterproofing options.**
 - c. Pool Update: Concrete and Equipment**
 - d. Lighting around pool/railings**
 - e. Drains**
- 3. 3B Planning: Steve Strong and Steve Schardt**
 - a. Contract Extension with Flacks**
 - b. Contract Extension with TDC- big**
- 4. Change Order and Pay Apps: Steve Strong and Steve Schardt**
 - None**
- 5. Action item List: Building Maintenance and Repair Issue**
 - a. Bass- Preventative Maintenance**
 - b. Ventilator Noise- Plan/Remedy- Meeting scheduled with Smart Air Thursday to discuss.**
 - c. Hotwire Discussion**

NEXT MEETING DATE: January 19, 2026

6. Owner Q&A

7. Adjournment

ALL MEETINGS ARE RECORDING AND AVAILABLE TO LISTEN ON OUR WEBSITE AT WWW.THEOVERLOOKCONDO.COM