Overlook Condominium Association, Inc.
1167 Hillsboro Mile
Hillsboro Beach, FL 33062
954-427-2878
954-570-8464 Fax

MONDAY September 14, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Perimeter Railings & Gates:

a. North side railing fabrication underway; paint shop scheduled for September 18th.
b. South gate fabrication progressing; targeted installation by end of month.
c. Beach gate lock plan discussed for fire code compliance (inside access / unauthorized entry prevention

2. Atrium Center – Drainage & Waterproofing: Patrick / Steve Strong

a. Extensive discussion on five south-side drains near the expansion joint.
b. Options reviewed: core drilling and tying into garage plumbing versus modifying/raising existing drains.
c. Patrick to price the core drill-and-tie-in alternative.
d. Will use WillSea at expansion joints rather than cutting structural/fluted blocks.
e. Steve Strong to contact Oscar (Tremco) for proper detail on tying WillSeal into the tape waterproofing system.
f. Existing pitching of catwalks toward basin noted.

3. Clubhouse Repairs:

a. Clubhouse repair plan change order to be sent to Steve for approval, then to Claire for distribution.

4. Remaining Concrete Restoration:

a. Full scope of remaining concrete restoration and miscellaneous repairs to be resent to Trish (for distribution) and to Pat for pricing.

5. Atrium Landscape Design

a. Discussion regarding accuracy and buildability of current designer renderings (wood tile pattern, basin transitions, joints).
b. Steve Strong to request updated renderings from Jen showing the 2x2 tile pattern and basin-to-upper-slab cuts/joints.
c. Follow-up meeting scheduled for Wednesday, September 23rd at 3:00 PM with the

designer and the Wausau representative.
d. Designs will be distributed when ready.

6. EV Charging: Lance

a. Solid proposal to be obtained from Tesla.
b. After receipt of proposal, coordinate with FPL regarding demand charges.
c. Finance Committee to review electric billing implications.

7. Administrative & Other Items

a. Colletta to complete Avid Exchange registration for bill approvals.Overlook to send Ashley (Flacks) and Erica (Brown and Brown) contact information to Colletta.
b. Finance Committee meeting notice (Thursday, 11:30 AM) to be sent.
c. Jason to respond to the humidity email with findings.

The meeting adjourned at approximately 5:30 P.M.