

Overlook Condominium Association, Inc.

1167 Hillsboro Mile

Hillsboro Beach, FL 33062

954-427-2878

954-570-8464 Fax

AUGUST 15, 2023 @ 3:00 P.M. BUILDING COMMITTEE MEETING AT THE CLUBHOUSE & ZOOM

AGENDA:

- 1. Concrete Restoration project update. Pat Flack with Flacks Waterproofing and Steve Schardt with ACG Engineering attending to discuss. See Building Committee Report.**
- 2. Hurricane Shutters on 1 and 16 stack. Issue with Reinstallation. It was confirmed with Steve Mitchell (Chief Building Inspector) that it is ultimately up to our engineer's determination to accept or reject products and systems. He has no obligation to allow non-compliant or undetermined materials to be installed under the responsibilities of his license, even if policies or codes appear to allow, or do not specifically address the situation. ACG requires a previous permit in order to approve the reinstallation of shutters.**
- 3. Review and Approve Flacks pay request #4. Pay request #4 for \$124,359.26 was reviewed and approved by ACG Engineering. Quantities were confirmed with the building manager. The building committee makes a recommendation to approve, and process pay request #4.**
- 4. Review and Approve Change Order #3. (Tile Removal – Balconies) – There are several balconies that have completely delaminated tiles. This will require complete removal of the tile on the balcony. There are 474 sq ft of tile on the 01 stack balconies and 437 sq ft of tile on the 16 stack. We need to remove 1896 sq ft of tile on the 01 stack and 1311 sq ft on the 16 stack. This is a total of 3207 sq ft of tile. The cost is \$5.00 per sq ft. Total for change order \$16,035.00. The building committee is recommending to the board to approve change order #3.**
- 5. Review and Discuss Change Order #5. (East Breezeway Tile Removal)- We need to address the tile in the ocean breezeways as it needs to be removed. After much discussion, the building committee is recommending the board approve the removal of the 4700 sq ft of tile at a cost of \$23,500.00. The building committee will do a little more research on whether waterproofing is needed. Note that ACG Engineering and Flacks recommend waterproofing for concrete longevity. To be discussed at the next meeting.**

6. **Annual Fire Dept Inspection-Review report.** – Trish discussed we have a couple of violations from the annual fire department inspection. Report attached. All violations have been corrected.
7. **Annual Elevator Inspection** – Review report. Trish discussed we had the annual elevator inspection last week. Report attached. All violations have been corrected.
8. **Issue with 6 stack- Further discussion.** – This is being taken over by the Rules Committee to address the possibility of mandating owners smoking inside of their homes to have an air purification system. Will be addressed at the next rules committee meeting.
9. **Clubhouse Update.** – The engineer recommended by B&M (Steven with James Bushouse Inc.) finally reached out. We sent him the seawall inspection reports done by Green Coastal. He will be getting back to us with his findings. We also met with an architect last week. He had a meeting with the Town to see what the setbacks are if we have to replace the clubhouse. To be discussed at a future meeting.
10. **Schedule the next committee meeting.** Next meeting will be August 28, 2023 @ 3:00 p.m.

FLACK'S
PAINTING
RESTORATION
CGC1521737

June 20, 2023

Overlook Condominium Association
1167 Hillsboro Mile
Hillsboro Beach, Florida 33062

Attention: Members of the Board

Change Order #3

Re: Tile Removal

This agreement is to notify the Association/Owner that the Associations Engineer/Representative directs and/or marks out all areas to be completed by Flack's Painting & Waterproofing Inc. per Engineers specifications.

Scope of Work:

Location: Stacks 1&16 & Breezeways

1. Set up pedestrian protection where Hi- Reach is to be setup and work is to be completed
2. Gain Access to balconies by swing stage to chip up tile.
3. Chip up tile on balconies directed by Engineer and dispose of properly into dumpster.
4. If unforeseen concrete repairs are found once tiles have been removed off balconies it will revert to unit pricing in contract
5. Clean up work area by sweeping up and vacuum up remaining debris

Price \$5.00 per SF

*Actual footage to be determined

Accepted By: ACG Engineering

Signature: [Signature]
Printed: Andres Carudo
Title: President
Dated: 6.21.2023

Accepted By: Overlook Condominium Association

Signature: _____
Printed: _____
Title: _____
Dated: _____

Submitted By: [Signature]
Patrick Flack II, Supervisor/Owner

FLACK'S
PAINTING
RESTORATION
CGC1521737

July 24th 2023

Overlook Condominium Association
1167 Hillsboro Mile
Hillsboro Beach, Florida 33062

Change Order #5

RE: Tile Removal and Waterproofing w/ Options

Scope of Work:

Locations: Breezeways (4,700 SF)

A) Tile Removal and Preparation

1. Chip and remove tile from all areas directed by engineer/ association
2. Dispose of all tile and dribs into dumpster located on ground floor in front of P-1
3. Grind off remaining thinset to bare concrete substrate
4. Pressure wash prepped slab using 4,000 psi to assure area is clean

B) Installation of Waterproofing Membrane

Material: Sikalastic Urethane Primer/720FC/715 Underlayment System

1. Repair all deteriorated concrete by chipping out to expose rebar if needed*. (Special Note: concrete repairs will be discussed with the condo association and priced accordingly if found present once tile and thin set have been removed)
2. Grind down entire breezeway floors to bare concrete to a CSP-3 profile to allow for proper adhesion for new waterproofing membrane per manufacturer's specifications.
3. Pressure wash the entire area free and clean of debris using 4,000 psi and let dry.
4. Install SikaHyflex 150LM sealant cant beads on all 90° angles where walls meet the deck.
5. Apply one coat of Sikalastic Urethane Primer at a rate not to exceed 300 SF per gallon. Let dry for a minimum of 1 hour before overcoating
6. Apply (1) coat of Sikalastic 720 Fast Cure Basecoat at 23 wet mils (70 sf/gallon) using a notched squeegee or roller with resin core. Extend base coat over entire area including previously detailed cracks and control joints. Allow coating to cure overnight



7/24/23

FLACK'S PAINTING RESTORATION

CGC1521737

Page 2.
Continued...

Change Order #5

RE: Tile Removal and Waterproofing w/ Options

Scope of Work: B) Installation of Waterproofing Membrane Continued...

Locations: Breezeways (4,700 SF)

7. Apply (1) coat of Sikalastic 715 Topcoat at 14 mils wet (115sf/gallon) using a notched squeegee or roller with resin core. While the coating is wet, immediately broadcast Unimin 20/40 Aggregate to refusal into the wet top coat. Allow coating to cure a minimum of 16 hours at 70°F and 50% RH or until tack free before top coating. Remove any loose aggregate.
8. Surfaces is now prepped to receive selected decorative finish

Pricing Breakdown:

Tile Removal & Preparation:	4,700 SF x \$5.00 = \$23,500.00
Installation of Waterproofing Membrane:	4,700 SF x \$12.00 = \$56,400.00
Total Cost Prior to Finish Option:	\$79,900.00*

Finish Options

A) Sand Finish with Sika 735AL Color Top Coat (Tan, Gray, Charcoal Gray)

1. Pressure wash to remove any contaminants and let dry
2. Apply Final coat of Sikalastic 735 at 14 mils wet (115sf/gallon) using a notched squeegee or roller and let cure 24hrs.
3. Remove plastic from railings and cleanup work area.

Price: 4,700 SF x \$2.00 = \$9,400.00

Preparation Cost = \$79,900.00*

Total Cost for Option A = \$89,300.00

Accepted By: _____

W
7/24/23

FLACK'S PAINTING & RESTORATION

CGC1521737

Page 3.
Continued...

Change Order #5

RE: Tile Removal and Waterproofing w/ Options
Locations: Breezeways (4,700 SF)

Finish Options Continued...

B) Spray Deck Knock Down Finish with ATC Color (See Color Chart)

1. Apply (1) coat of Increte Single Component Polymer-Modified Cementitious Spray Deck Cement-Based Coating System to prepped surface.
2. Apply (1) final coat of Increte Single Component Polymer-Modified Cementitious Spray Deck Cement-Based Coating System to coated area with a textured knock down finish
3. Apply (2) coats of Acrylic Topcoat (color to be provided by association).
4. Remove plastic from railings and cleanup work area.

Price: 4,700 SF x \$5.50 = \$25,850.00

Preparation Cost = \$79,900.00*

Total Cost for Option B = \$105,750.00

C) Deco Flake Finish (Color Combinations to be chosen by Association)

1. Apply (1) coat of Sikalastic 735AL at 14 mils wet (115sf/gallon) using a notched squeegee or roller with resin core.
2. While the coating is wet, apply decorative flakes into the 735AL Topcoat. *Note: Flake color to be selected by the owners and signed off.
3. Apply (2) thin coats of Sikalastic 748PA Clear to all coated floor surfaces to encapsulate and protect the flake system.
4. Remove plastic from railings and cleanup work area.

Price: 4,700 SF x \$6.50 = \$30,550.00

Preparation Cost = \$79,900.00*

Total Cost for Option C = \$110,450.00

Handwritten: 7/24/23

FLACK'S PAINTING RESTORATION

CGC1521737

Page 4.
Continued...

Change Order #5

RE: Tile Removal and Waterproofing w/ Options

Locations: Breezeways (4,700 SF)

Pricing Breakdown:

Tile Removal & Preparation: 4,700 SF x \$5.00 = \$23,500.00
Installation of Waterproofing Membrane: 4,700 SF x \$12.00 = \$56,400.00
Total Cost Prior to Finish Option: \$79,900.00*

Option A: Sand Finish with Sika 735AL Color Top Coat (Tan, Gray, Charcoal Gray)

Price: 4,700 SF x \$2.00 = \$9,400.00

Preparation Cost = \$79,900.00*

Total Cost for Option A = \$89,300.00

Accepted By: _____ / _____
Overlook Engineer

Option B: Spray Deck Knock Down Finish with ATC Color (See Color Chart)

Price: 4,700 SF x \$5.50 = \$25,850.00

Preparation Cost = \$79,900.00*

Total Cost for Option B = \$105,750.00

Accepted By: _____ / _____
Overlook Engineer

Option C: Deco Flake Finish (Color Combinations to be chosen by Association)

Price: 4,700 SF x \$6.50 = \$30,550.00

Preparation Cost = \$79,900.00*

Total Cost for Option C = \$110,450.00

Accepted By: _____ / _____
Overlook Engineer

Accepted By: ACG Engineering

Signature: _____
Printed: _____
Title: _____
Dated: _____

Accepted By: Overlook Condominium Association

Signature: _____
Printed: _____
Title: _____
Dated: _____

Submitted By: _____
Patrick Flack II, Supervisor/Owner

Broward Sheriffs Office Fire Rescue
2601 West Broward Blvd
Fort Lauderdale, FL 33312
954-831-8210



Tuesday, 25 July, 2023

Attn: Patricia Green
OVERLOOK
1167 HILLSBORO MILE #
Hillsboro Beach, FL 33062

Property Address:
OVERLOOK
1167 HILLSBORO MILE
Hillsboro Beach, FL 33062

Re: Initial - Annual Fire Inspection on July 25 2023

An annual fire inspection of your occupancy revealed the violation(s) listed below. Prompt action to correct the following violation(s) is required. The violation(s) must be corrected within the time frame provided.

Please note, per the Florida Fire Prevention Code, smoke alarms are required to be installed in each living unit. These required devices shall be tested per the manufacturer's instructions or should be tested at least twice per year. It is the property owner's responsibility to confirm they are following these requirements. Please speak with your fire inspector if you would like additional information about these requirements.

Per the Florida Fire Prevention Code (7th Edition), NFPA 1:10.2.1 The owner, operator, or occupant shall be responsible for compliance with this Code.

Inspector:

A handwritten signature in black ink, appearing to read "Marc Juliano", written over a horizontal line.

Fire Safety Inspector Marc Juliano

Marc_Juliano@sheriff.org

954-298-1726

Property Representative:

A handwritten signature in black ink, appearing to read "NA", written over a horizontal line.

Na

Violation/Information Page(s)

General Inspection Information

This inspection was performed using the following chapter of the Florida Fire Prevention Code.
CH39 - Existing Business (Ch. 39)

Inspection Violations

Breaker panel cover required.

4.8 Circuit breaker box cover required.

Violation found on
07/25/2023

Will be rechecked on or after
08/24/2023

Violation Not
Repaired



Bass United to
complete

Exit sign(s) need service.

2.1 Exit sign(s) needs service.

my guys repair

Inspector Notes: Test and check units throughout for lights and batteries. Repair and replace as needed

Violation found on
07/25/2023

Will be rechecked on or after
08/24/2023

Violation Not
Repaired

Emergency light(s) not operating correctly and need to be repaired.

2.6 Emergency light(s) needs service.

my guys repair

Inspector Notes: Test and check units throughout for lights and batteries. Repair and replace as needed

Violation found on
07/25/2023

Will be rechecked on or after
08/24/2023

Violation Not
Repaired

12.13 Emergency generator shall be inspected weekly.

Violation found on
07/25/2023

Will be rechecked on or after
08/24/2023

Violation Not
Repaired

See log -

12.6 Emergency generator test log required.

Violation found on
07/25/2023

Will be rechecked on or after
08/24/2023

Violation Not
Repaired

See log

20.1 Other deficiency.

Inspector Notes: Open permit for east stairwell renovation.

Violation found on
07/25/2023

Will be rechecked on or after
08/24/2023

Violation Not
Repaired



Open permit for
concrete restoration

2023

Maintenance Log Sheet

LOCATION: Overlook Condo ✓

ENG: _____

M/N: _____

S/N: _____

1167 Hillsboro Mile

Date	Adm Room	Oil Level	Coolant Level	Battery Level	Generator Volts	Oil Pressure	Temp.	Battery Charger	Operator
1-2-	—	OK	OK	OK	41.5	90	72	OK	CD
1-9	—	OK	OK	OK	41.5	90	71	OK	CD
1-16	—	OK	OK	OK	41.5	90	72	OK	CD
1-23	—	OK	OK	OK	41.5	90	72	OK	CD
1-30	—	OK	OK	OK	41.5	90	71	OK	CD
2-6	—	OK	OK	OK	41.5	90	72	OK	CD
2-13	—	OK	OK	OK	41.5	90	72	OK	CD
2-20	—	OK	OK	OK	41.5	90	72	OK	CD
2-27	—	OK	OK	OK	41.5	90	71	OK	CD
3-6	—	OK	OK	OK	41.5	90	73	OK	CD
3-13	—	OK	OK	OK	41.5	90	73	OK	CD
3-20	—	OK	OK	OK	41.5	90	73	OK	CD
3-27	—	OK	OK	OK	41.5	90	73	OK	CD
4-3	—	OK	OK	OK	41.5	90	71	OK	CD
4-10	—	OK	OK	OK	41.5	90	72	OK	CD
4-17	—	OK	OK	OK	41.5	90	72	OK	CD
4-24	—	OK	OK	OK	41.5	90	72	OK	CD
5-1	—	OK	OK	OK	41.5	90	72	OK	CD

COMMERCE AT CORP

373 N. River Avenue

Ph: (954) 428-9990

Deerfield Beach, FL 33441

Fax: (954) 360-7969

2003

Maintenance Log Sheet

LOCATION: Deerfoot Condominium

ENG:

M/N:

S/N:

1167 Hillsdale Rd

Date	Equip. Model	Collected	Complaint Detail	Battery Level	Generator Volts	Oil Pressure	Temp.	Battery Charger	Operator
5-8	1	✓	✓	✓	415	90	72	✓	
5-15	1	✓	✓	✓	415	90	71	✓	
5-22	1	✓	✓	✓	415	90	72	✓	
5-29	1	✓	✓	✓	415	90	71	✓	
6-5	1	✓	✓	✓	415	90	71	✓	
6-12	1	✓	✓	✓	415	90	71	✓	
6-19	1	✓	✓	✓	415	90	72	✓	
6-26	1	✓	✓	✓	415	90	71	✓	
7-3	1	✓	✓	✓	415	90	71	✓	
7-10	1	✓	✓	✓	415	90	72	✓	
7-17	1	✓	✓	✓	415	90	71	✓	
7-24	1	✓	✓	✓	415	90	72	✓	
7-31	1	✓	✓	✓	415	90	71	✓	
8-7	1	✓	✓	✓	415	90	71	✓	
8-14	1	✓	✓	✓	415	90	71	✓	
8-21	1	✓	✓	✓	415	90	71	✓	
8-28	1	✓	✓	✓	415	90	71	✓	
9-4	1	✓	✓	✓	415	90	71	✓	

DATE 08/21/07 BY A.T. COOPER

Broward Sheriffs Office Fire Rescue
2601 West Broward Blvd
Fort Lauderdale, FL 33312
954-831-8210



Tuesday, 25 July, 2023

Attn: Patricia Green

Property Address:
Overlook Dock Association
1167 Hillsboro Mile West Side Dock
Hillsboro Beach, FL 33062-1622

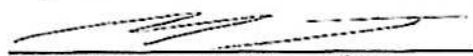
Re: Initial - Annual Fire Inspection on July 25 2023

An annual fire inspection of your occupancy revealed the violation(s) listed below. Prompt action to correct the following violation(s) is required. The violation(s) must be corrected within the time frame provided.

Please note, per the Florida Fire Prevention Code, smoke alarms are required to be installed in each living unit. These required devices shall be tested per the manufacturer's instructions or should be tested at least twice per year. It is the property owner's responsibility to confirm they are following these requirements. Please speak with your fire inspector if you would like additional information about these requirements.

Per the Florida Fire Prevention Code (7th Edition), NFPA 1:10.2.1 The owner, operator, or occupant shall be responsible for compliance with this Code.

Inspector:


Fire Safety Inspector Marc Juliano

Marc_Juliano@sheriff.org
954-298-1726

Property Representative:


Na

Overlook Dock Association
Annual Fire Inspection

Inspection on July 25 2023
Violations repaired / total: 0 / 1

Violation/Information Page(s)

General Inspection Information

This inspection was performed using the following chapter of the Florida Fire Prevention Code.
CH39 - Existing Business (Ch. 39)

Inspection Violations

20.1 Other deficiency.

Inspector Notes: Gym building 2nd floor possibly in need of structural repairs. All permits and repairs must go through city of hillsboro beach.

Violation found on
07/25/2023

Will be rechecked on or after
08/24/2023

Violation Not
Repaired

Permit already pulled
Permit # 23354805-0



TOWN OF HILLSBORO BEACH BUILDING PERMIT

PERMIT No. 23354805-0

DATE 4/28/2023

JOB VALUE \$1,976,480

OWNER OVERLOOK CONDOMINIUM ASSN INC

CONTRACTOR FLACKS PAINTING &
WATERPROOFING INC-
PATRICK FLACK

STATE CERTIFIED FL

ADDRESS 1167 HILLSBORO MILE (CONCRETE RESTORATION)

SUBDIVISION

LOT

BLOCK

PIN 484308000250

PURPOSE CONCRETE RESTORATION

For inspections call 954-766-2766 or email building@townofhillsborobeach.com

NOTICE: In addition to the requirements of this permit there may be additional restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as zoning, water management districts, state agencies or federal agencies. CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT REMOVE THIS CARD BEFORE COMPLETION UNDER SECTION 104.1 OF THE FLORIDA BUILDING CODE.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A
NOTICE OF COMMENCEMENT MAY RESULT IN YOUR
PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY.
IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH
YOUR LENDER OR AN ATTORNEY BEFORE RECORDING
YOUR NOTICE OF COMMENCEMENT**

HOURS OF CONSTRUCTION: MONDAY-FRIDAY, 8AM-6PM

No Construction Activity on Memorial Day, Fourth of July, Labor Day, Thanksgiving
Day, Christmas Day or New Year's Day

ACG

Engineering Services Inc.

OVERLOOK CONDOMINIUM PHASE 1

Flack's Painting & Waterproofing Inc.

General Conditions	1			\$ 175,000.00	\$ 175,000.00
Permits (cost +1,000.00 expediting fee)	1				At Cost
Scaffolding	1			\$ 105,000.00	\$ 105,000.00
					\$ 280,000.00
Slab Repair, Full Depth	85	SF	\$	135.00	\$ 11,475.00
Slab Repair, Partial Deck (3")	55	SF	\$	105.00	\$ 5,775.00
Over Head Repair (3")	650	SF	\$	140.00	\$ 91,000.00
New edge replacement 9" wide	1390	LF	\$	185.00	\$ 257,150.00
Waterproofing Slab Edges Sikka 710NP/715/735	1390	LF	\$	24.50	\$ 34,055.00
Balcony Railing Removal	1390	LF	\$	82.50	\$ 114,675.00
Balcony Railing Replacement with New Picket Rail Stack 1,16 (10 yr Kynar Finish)	1390	LF	\$	82.50	\$ 114,675.00
Column Repair	15	CF	\$	450.00	\$ 6,750.00
Shutter Removal	600	LF	\$	42.50	\$ 25,500.00
Shutter Reinstallation	600	LF	\$	42.50	\$ 25,500.00
Shutter Bottom Track Removal	500	LF	\$	27.50	\$ 13,750.00
Shutter Bottom Track Reinstallation	500	LF	\$	27.50	\$ 13,750.00
Rust Spots	78	EA	\$	60.00	\$ 4,680.00
					\$ 718,735.00
Slab Repair, Full Depth	2,500	SF	\$	135.00	\$ 337,500.00
Over Head Repair (3")	600	SF	\$	140.00	\$ 84,000.00
New edge replacement 9" wide	120	LF	\$	185.00	\$ 22,200.00
Waterproofing Slab Edges Sikka 710NP/715/735	120	LF	\$	24.50	\$ 2,940.00
Balcony Railing Removal	120	LF	\$	82.50	\$ 9,900.00
Balcony Railing Replacement with New Picket Rail Stack 1,16 (10 yr Kynar Finish)	120	LF	\$	82.50	\$ 9,900.00
Overhead stucco (up to 1")	3,500	SF	\$	40.00	\$ 140,000.00
Rust Spots	78	EA	\$	60.00	\$ 4,680.00
					\$ 611,120.00
Slab Repair, Partial Deck (3")	405	SF	\$	105.00	\$ 42,525.00
Over Head Repair (3")	250	SF	\$	140.00	\$ 35,000.00
Column and Beam Repair	25	CF	\$	450.00	\$ 11,250.00
Crack Repair (Gravity Feed)	4,200	LF	\$	48.00	\$ 201,600.00
Stucco Repairs (up to 1")	450	SF	\$	30.00	\$ 13,500.00
					\$ 303,875.00
Repair floor joists and beam under col. at shore column 10 x 10 East Entrance		LS	\$	35,250.00	\$ 35,250.00
Reinforce railings as required / S.S. Bolts and PT 4 x 4 posts	20	EA	\$	250.00	\$ 5,000.00
Prime and Paint East Entrance Repairs	1000	SF	\$	2.50	\$ 2,500.00
					\$ 42,750.00
Painting Repaired Areas on Stack 1,16 and Brocways Entire Ceilings		LS	\$	20,000.00	\$ 20,000.00
					\$ 20,000.00
SUBTOTAL CONSTRUCTION					\$ 1,976,480.00

ESTIMATED COST

3-12-16

CONFIDENTIAL

Broward County, Florida**Building Code Division**

2307 West Broward Boulevard | Suite 300 , Fort Lauderdale, FL 33312

Phone: 954-765-4508 Fax: 954-765-4785

e-mail: elevators@broward.org**ELEVATOR INSPECTION REPORT
and
VIOLATIONS TO BE CORRECTED**

Inspection Type: **Routine + Annual**
Result: **Approved with Exceptions**
Inspection Date: **08/08/2023**
Inspector: **Jeffrey Winograd CEI #848**
(786) 295-8788
Building Name: **OVERLOOK CONDOMINIUM**
Address: **1167 HILLSBORO MILE**
HILLSBORO BEACH, FL 33062
Maintenance Co.: **OTIS ELEVATOR COMPANY**
(800) 233-6847

BCID: **39359** License
Type: **Traction Passenger**
Floors: **9** Lbs.: **2000**
Route: **Area 03**

Person receiving this report:
Jasen Love
(561) 201-0093
ccrawford@qeinspect.com
CC #: 2879

DCF Front (lbs): **25**
DCF Back (lbs):
NL (psi):
FL (psi):
REL (psi):
Gov (E) (fpm):
Gov (M) (fpm):
Slide (in):
BT (ft/lb):
Step/Skirt Index:

Florida Statutes - This device:**Complies: Section 399.15**Regional emergency elevator
access/fire key requirements**Complies: Section 553.509**

Alternate power requirements

Last Inspection Date Sticker Posted?**No**Violations:

415 Car Door Restrictor 2.12.5 A17.1
Restrictor not working

Additional Comments:**UCM 8". CW runby 8". Generator test performed****NOTICE TO ELEVATOR OWNER**

The violations noted must be corrected and Broward County Building Code Division - Elevator Section notified of compliance within 90 DAYS from the date of this inspection. Any elevator owner who fails to comply with this order within 90 days is subject to an administrative fine up to \$1,000 PER UNCORRECTED VIOLATION in addition to any other penalty provided by law. If this elevator is operating under a complete service maintenance contract, notify your elevator company immediately. IF NO VIOLATIONS ARE INDICATED, DO NOT RETURN THIS FORM.

BCID 39359 Page 1 of 1

J3679530P62724358

ELEVATOR OWNER/MANAGER: I hereby certify that the violations have been corrected.

Signature: _____

Print Name: _____

Title: _____

Date: _____

Broward County, Florida

Building Code Division

2307 West Broward Boulevard | Suite 300 , Fort Lauderdale, FL 33312

Phone: 954-765-4508 Fax: 954-765-4785

e-mail: elevators@broward.org

ELEVATOR INSPECTION REPORT and VIOLATIONS TO BE CORRECTED

Inspection Type: **Routine + Annual**
Result: **Approved with Exceptions**
Inspection Date: **08/08/2023**
Inspector: **Jeffrey Winograd CEI #848**
(786) 295-8788

Building Name: **OVERLOOK CONDOMINIUM**
Address: **1167 HILLSBORO MILE**
HILLSBORO BEACH, FL 33062

Maintenance Co.: **OTIS ELEVATOR COMPANY**
(800) 233-6847

BCID: **39358** License
Type: **Traction Passenger**
Floors: **9** Lbs.: **2000**
Route: **Area 03**

Person receiving this report:
Jasen Love
(561) 201-0093
ccrawford@qeinspector.com
CC #: **2879**

DCF Front (lbs): **28**
DCF Back (lbs):
NL (psi):
FL (psi):
REL (psi):
Gov (E) (fpm):
Gov (M) (fpm):
Slide (in):
BT (ft/lb):
Step/Skirt Index:

Florida Statutes - This device:

Complies: Section 399.15

Regional emergency elevator
access/fire key requirements

Complies: Section 553.509

Alternate power requirements

Last Inspection Date Sticker Posted?

No

Violations:

- 102a** Access to Machine/Control Room/Space A17.1, 2.7.3
Door not self closing
- 304** Illumination, Light Switch & GFCI's 2.2.5 A17.1
pit light out, other fixture fell off the wall
- 404** Lighting, Emergency Lighting, GFCI's 2.14.7 A17.1
car top light and recptical not working

Additional Comments:

UCM 8". Generator test was OK. CW runby 18"

NOTICE TO ELEVATOR OWNER

The violations noted must be corrected and Broward County Building Code Division - Elevator Section notified of compliance within 90 DAYS from the date of this inspection. Any elevator owner who fails to comply with this order within 90 days is subject to an administrative fine up to \$1,000 PER UNCORRECTED VIOLATION in addition to any other penalty provided by law. If this elevator is operating under a complete service maintenance contract, notify your elevator company immediately. IF NO VIOLATIONS ARE INDICATED, DO NOT RETURN THIS FORM.

ELEVATOR OWNER/MANAGER: I hereby certify that the violations have been corrected.

Signature: 

Print Name: **Patricia Hall**

Title: **Manager**

Date: **8/10/23**

Broward County, Florida

Building Code Division

2307 West Broward Boulevard | Suite 300 , Fort Lauderdale, FL 33312

Phone: 954-765-4508 Fax: 954-765-4785

e-mail: elevators@broward.org

ELEVATOR INSPECTION REPORT and VIOLATIONS TO BE CORRECTED

Inspection Type: **Routine + Annual**

Result: **Approved with Exceptions**

Inspection Date: **08/08/2023**

Inspector: **Jeffrey Winograd CEI #848**
(786) 295-8788

Building Name: **OVERLOOK COMDOMINIUM**
Address: **1167 HILLSBORO MILE**
HILLSBORO BEACH, FL 33062

Maintenance Co.: **OTIS ELEVATOR COMPANY**
(800) 233-6847

BCID: **39361** License

Type: **Traction Passenger**

Floors: **9** Lbs.: **3000**

Route: **Area 03**

Person receiving this report:

Jasen Love

(561) 201-0093

ccrawford@qeinspect.com

CC #: 2879

DCF Front (lbs): **28**

DCF Back (lbs):

NL (psi):

FL (psi):

REL (psi):

Gov (E) (fpm):

Gov (M) (fpm):

Slide (in):

BT (ft/lb):

Step/Skirt Index:

Florida Statutes - This device:

Complies: Section 399.15

Regional emergency elevator
access/fire key requirements

Complies: Section 553.509

Alternate power requirements

Last Inspection Date Sticker Posted?

No

Violations:

- 103** Warning Sign 110.27(C) NEC
The machine room door is currently missing a sign.
- 113** Fire Extinguisher 8.6.1.6.5, A17.1
Expired
- 121** Identification of Equipment 2.29.1 A17.1
Car top i.d. number

Additional Comments:

UCM 8". Cw runby 8". Generator test performed

NOTICE TO ELEVATOR OWNER

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BCID 39361 Page 1 of 1

J3679565P82723997

ELEVATOR OWNER/MANAGER: I hereby certify that the violations have been corrected.

Signature: 

Print Name: **Patrice Hall**

Title: **Manager**

Date: **8/10/23**

Broward County, Florida

Building Code Division

2307 West Broward Boulevard | Suite 300, Fort Lauderdale, FL 33312

Phone: 954-765-4508 Fax: 954-765-4785

e-mail: elevators@broward.org

ELEVATOR INSPECTION REPORT and VIOLATIONS TO BE CORRECTED

Inspection Type: **Routine + Annual**

Result: **Approved with Exceptions**

Inspection Date: **08/08/2023**

Inspector: **Jeffrey Winograd CEI #848**
(786) 295-8788

Building Name: **OVERLOOK CONDOMINIUM**
Address: **1167 HILLSBORO MILE**
HILLSBORO BEACH, FL 33062

Maintenance Co.: **OTIS ELEVATOR COMPANY**
(800) 233-6847

BCID: **39360** License

Type: **Traction Passenger**

Floors: **9** Lbs.: **2000**

Route: **Area 03**

Person receiving this report:

Jasen Love

(561) 201-0093

ccrawford@qelinspector.com

CC #: 2879

DCF Front (lbs): **28**

DCF Back (lbs):

NL (psi):

FL (psi):

REL (psi):

Gov (E) (fpm):

Gov (M) (fpm):

Slide (in):

BT (ft/lb):

Step/Skirt Index:

Florida Statutes - This device:

Complies: Section 399.15

Regional emergency elevator
access/fire key requirements

Complies: Section 553.509

Alternate power requirements

Last Inspection Date Sticker Posted?

No

Violations:

102a Access to Machine/Control Room/Space A17.1, 2.7.3
Door not self-closing

110 Disconnects, Fuses, GFCI's 620 VI., VI., IX NEC
GFCI in machine room not working

Additional Comments:

UCM 8".CW runby 8". Generator test performed

NOTICE TO ELEVATOR OWNER

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BCID 39360 Page 1 of 1

J3679544P82724627

ELEVATOR OWNER/MANAGER: I hereby certify that the violations have been corrected.

Signature: 

Print Name: Patricia Hall

Title: Manager

Date: 08/10/23