Overlook Condominium Association, Inc.
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MONDAY August 17, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Perimeter Railing & Gate Work:

a. North side perimeter railings scheduled for installation, tentatively this week or next.
b. South side gates expected within the next couple of weeks.
c. Change Order 21 (new beach gate fabrication) – email to be sent to the Board for written approval via DocuSign.

2. Atrium Center – Drains, Waterproofing & Expansion Joints:

a. Tremco requiring, among other things, replacement of drains in the upper deck for warranty .Further discussion with Tremco needed.
b. Concerns raised regarding cost and complexity of core drilling through 24-inch slabs.
c. Alternatives under review (capping existing PVC drains or other materials that meet Tremco requirements).
e. Steve Schardt and Strong to push back on Tremco regarding the dual-flex expansion joint requirements and fluted block modifications; alternative options and sketches to be provided.
f. Change Order 22 (expansion joint prep and related work) discussed; decision to seek alternatives to Tremco's specified system.

3. Clubhouse Shoring:

a. More permanent shoring solution required by town.
b. Patrick to price the 4x6 beam and adjustable posts option (per Steve's drawing).

4. Pool Area Work:

a. Concrete requirements in oppl area to be sent to Pat and Ori for pricing.
b. Miscellaneous concrete repairs, pool curb, and stucco work to be priced per Steve Strong's diagram.
c. Ray to obtain revised pricing for pool deck surface work (pavers/tile) and a quote from John (tile contractor) for porcelain tile matching building colors.
d. Existing Diamond Bright surface and simpler refinishing options discussed as alternatives to full renovation.

5. Atrium Design & Tile Selection

a. Designer continuing work on options (including Wausau tiles for visual demarcation).
b. Thickness differences between tile systems noted; final decision deferred pending detailed drawings.

6. EV Charging:

a. Pricing to be obtained for Tesla commercial Level 2 chargers for the south parking lot.
b. Local installer site visit to be arranged.

7. Landscaping, Key Fob & Other Projects:

a. Landscaping proposals for in front of lobby (approx. $25,000–$28,000) to be sent to the Board for review.
b. Key fob system proposals (Butterfly and others) to be distributed to the Building Committee.
c. Awaiting dune vegetation - follow-up required.

8. Fire Safety & Administrative Items: Trish

a. Juan to address various fire inspection items (doors, exit signs, closers, etc.).
b. BDA unpaid bill and work status to be followed up.
c. John's warranty and release of lien information to be forwarded to the Board and Building Committee.

The meeting adjourned at approximately 5:09 P.M.