Overlook Condominium Association, Inc.
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MONDAY October 12, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Perimeter Railings & Gates:

a. Deliveries planned for the 19th; completion targeted by the 23th.
b. Four gates confirmed (north and south sides, including future pool gate).
c. Northwest corner gate (Pieces 8) status to be confirmed.
d. Beach gate design to be revised (remove mesh/plexiglass); dimensional plans/shop drawings to follow approval.

2. Atrium Center – Concrete, Drains & Waterproofing:

a. Change Orders 24 and 25 (expansion joints and drains) under review; CO 25 part A to be reviewed by ACG and Owner rep.for presentation back to BC
b. Steve Strong and ACG to review and provide feedback/approval by end of week.
c. Once drains approved: install drains, flash patch, and schedule waterproofing crew (target early November).
d. Decision pending on whether to cut off and abandon PVC pipes on the south side before waterproofing begins.
e. Drain supply/availability (Zurn or alternative) to be confirmed by Flack by EOD tuesday .
f. Surveyor to be contacted for ETA on atrium survey and boundary survey.

3. Clubhouse Repairs:

a. Initial clubhouse shoring change order (around September 15th) to be located and resent.
b. Jason to inspect east side repairs and shoring within approximately one week.

4. Pool Area Work:

a. Ori to pull a master permit (covering related ancillary work).
b. Follow-up needed with Ben regarding revised drawings.
c. Frank to meet with Ray regarding pool coping and decking proposals.

5. EV Charging:

a. Ongoing evaluation of Faraday, OBE/Brinkle, and related options.
b. Power supply, billing arrangements, and cost allocation are still under review; no final recommendation yet.

6. Fire Safety Systems:

a. Bass annual inspection updates – speaker issues (including 6th floor) and pending fire department issues.
b. BDA system – fire panel integration complete; fire department inspection date and one-year warranty/maintenance agreement to be confirmed with Robert (Stellar).
c. Fire sprinkler repairs – most caps completed; outstanding units spreadsheet to be updated and circulated.

7. Key Fob System

a. Proposals to be resent to Jason and the committee.
b. Jason to review scope and pricing and provide feedback.

8. Landscaping & Other Exterior Items: Overlook

a. Follow-up with Melinda regarding outside landscaping proposals, insurance, and contract discrepancies.

b. Garage gate problems to be evaluated. Bids to be received on possible replacement gates.

9. Windsor Encroachment & Cooling Tower: Overlook

a. Contact Bernard Pita regarding cooling tower fines and property line encroachment issues.

10. Humidity / Air Exchange Issues:

a. Concerns raised regarding increased humidity and possible over-ventilation following recent fan/duct work.
b. Jason to visit the property within a week to investigate before drafting a letter.

11. Administrative

a. Vendors to be confirmed as having the correct meeting link.
b. Meeting led by Joe Tolento in Claire's absence.

The meeting adjourned at approximately 4:45 P.M.