Overlook Condominium Association, Inc.
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MONDAY September 28, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Perimeter Railings:

a. Fabrication complete; paint shop delayed due to rain.
b. Installation expected by approximately October 12th, weather permitting.

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

a. Concrete repair in the retention basin largely complete (two areas still requiring review).
b. Drain plan: There currentlyexists 13 four-inch drains in the retention basin and 12 two-inch drains on the catwalks, per Flack.
c. Patrick to prepare a change order for the 13 basin drains and proceed with ordering/installation once waterproofing details are finalized. Other drains still under discussion.
d. Waterproofing options reviewed (Red Guard vs. higher-cost 10-year Tremco product on the top deck); cost differential to be obtained before final decision.
e. Tremco systems under discussion. Steve Schardt to ask Tremco rep for final written details on expansion joints and confirmation of product use
f. Survey of the atrium top deck to be arranged promptly to establish proper pitch and drainage grades. Then, plan for atrium design can proceed.

3. Beach Gate:

a. Preliminary drawings for fabrication and lock to be obtained; fabrication to proceed upon approval.

4. Additional Concrete & Perimeter Work:

a. Pricing to be provided for remaining concrete work around the building perimeter (including P1 garage ramps with optional epoxy/waterproofing similar to P2) and pool area.

5. Clubhouse:

a. Temporary shoring remains an issue; Steve to contact Hank (licensed engineer) for a temporary/permanent repair path that can obtain necessary approvals.

6. Pool Equipment

a. Ben to revise drawings before permitting proceeds.
b. Ori Spado change order for equipment modifications reported as no increase in project price.

7. EV Charging:

a. Continued research on proposals, cost analysis, feasibility, power supply, and possible grants.
b. Demand charges and metering options under review.

8. Fire Safety & Other Maintenance:

a. Fire sprinkler repairs progressing (most caps replaced); remaining work and system draining to be coordinated with contractor.
b. Bass United fire alarm continuing inspection scheduled for next Monday at 1:00 PM.
c. BDA authorization paperwork sent; maintenance contract still pending Board approval.
d. Windsor cooling tower noise issue remains ongoing (fines accumulating); follow-up on lien/status to continue.

9. Other Items

a. Jason to draft and send email regarding humidity issues in units.
b. First-floor trash room painting/grinding deferred due to ongoing construction.

The meeting adjourned at approximately 5pm.