

Overlook Condominium Association, Inc.
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MONDAY April 13, 2026 @ 3 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Phase 3A Construction Schedule & Painting Update: Pat Flack

- a. Tile work nearly complete; punch-out remains for floors 4, 3, and 2.
- b. First floor and ceiling painting (Change Order #18 – \$15,000) to be sent to the Board for formal approval.
- c. Target completion of atrium painting by end of April; perimeter railing installation scheduled for May.
- d. Temporary construction fencing with sandbags to be installed around work areas prior to removing shoring and black netting. Pat to match pricing for fencing installation.
- e. 6th floor grout/tile issues (color variation, bubbles, stains) – Charles to walk 6th floor with Ray 604 to inspect and address deficiencies.
- f. Front ramp repairs tentatively scheduled for this week.

2. Pool Equipment Relocation & Atrium Center: Steve Strong/Steve Schardt

- a. New drawings prepared showing elevated collector tanks on raised platform.
- b. Steve Strong to contact Ben Ellis (original pool engineer) to discuss changes and specifications.
- c. Steve Strong to contact Spado for bid on pool equipment work.
- d. Collector tanks to be installed at pool water level per Florida code; other equipment on slab.
- e. Additional bids to be obtained once specifications are finalized.

3. Concrete & Demolition Work: Steve Strong

- a. Steve Strong to obtain info from ABC Cutting for concrete demolition. Also obtaining bids from contractors for entire demo, concrete repair and waterproofing of atrium center and first floor.
- b. Parking lot curb repairs – Steve to forward drawing to Pat.
- c. P2 driveway repairs postponed until May.

4. Roof Overhang & Northeast Roof:

- a. Per Jason, roof overhang cracks inspected – minimal issues found; only minor scraping and flashing required. No immediate structural concerns or water leakage.
- b. Northeast roof inspection – no significant cracks or damage identified; water issues likely due to lack of sealing near windows.

5. Fire Sprinkler, Alarm & Safety Systems:

- a. Bass United investigating fire panel issues and non-functioning alarm system; Trish to follow up for formal report of weekend work.
- b. Quotes requested from Railsback and Bass for quarterly fire sprinkler inspections.
- c. Electrical safety re-inspection deposit processed. Awaiting town approval on BDA project plans.

6. Plumbing & Drainage:

- a. Atrium drain clean-out – quotes to be obtained from Gimmler and others.
- b. Trash room plumbing – follow up with two additional companies (Penny Saver, Pelican) for quotes.
- c. A/C condensate lines (north side) – Jason and Joe to meet tomorrow 10-11am to inspect and evaluate

solutions.

d. Storm drain cleaning – Trish to follow up for end-of-week or early next week service.

7. Security & Technology:

a. Panic button system for reception/lobby – research and quotes in progress.

b. Lobby audio system options – Trish to reach out to Cornerstone.

c. P2 gate buzzer system – Trish to research alternative solutions.

d. Lobby camera and recording options discussed.

The meeting adjourned at 4:16 P.M.