

Overlook Condominium Association, Inc.
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MONDAY June 22, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Phase 3 Construction Progress: Charles / Patrick

- a. Driveway paving nearly complete – north side finished, south side to be completed the following day.
- b. Perimeter railing installation ongoing; scratches and punch list items on railings, including near Units 215 and 516 to be addressed next week.
- c. Orange pads to be straightened and worker trash issues to be corrected.

2. Atrium Center

- a. Flack bid recommended for concrete restoration and waterproofing work. Pedestal system recommended for atrium center, but work not awarded to bidders at this point.
- b. Change order to be presented for Board approval at Thursday evening meeting.
- c. Patrick to schedule crew and provide firm start date upon change order approval.
- d. Atrium design survey results to date reviewed (29.5% response rate); focus group meeting to be scheduled for additional owner input.

3. Pool Equipment Replacement & Relocation/Possible Refinishing

- a. Fiberglass equipment pack to be removed; equipment to remain at ground level, except that which must be at water level.
- b. Steve Schardt to provide revised slab drawings.
- c. Bids for pool refinishing to be obtained from Spado and other pool companies.

4. Beach Gate & Front Entrance

- a. Beach gate replacement to be coordinated with Pat with credit for earlier design.
- b. Proposals for landscaping and possible new front lawn sign to be obtained.
- c. Beautification (shrubbery and lighting) discussed for front entrance area.

5. Fire Safety & Maintenance:

- a. Fire sprinkler inspections ongoing; plan for repairs/replacements to be developed with Railsback.

- b. Remaining unit access for inspection to be pursued; official notice if needed.
- c. Speaker issues to be addressed.
- d. BDA system in progress.
- e. Dune vegetation permit to be posted in mailroom.

6. Other Items

- a. Elevator emergency plan to be finalized and submitted.
- b. Skylight repair/capping options under review. Trash room floor painting and grinding underway. Condensate

7. Electric Vehicle Charging Stations

- a. Building electrical capacity limitations discussed.
- b. Significant infrastructure costs estimated for common area installations.
- c. Individual unit Level 1 chargers considered most feasible option, but other options will continue to be explored.

The meeting adjourned at 4:39 P.M.