



200 South Park Road
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PROGRESS MEETING MINUTES

PROJECT: Restoration Project
Tower Renovations
Sea Monarch Condominium
111 Pompano Beach Blvd.
Pompano Beach, FL 33062
Progress Meeting #8
Permit #: BP23-8723

MEETING DATE: July 16, 2024

PRESENT: Representing the Association:

Ms. Kim Schur- President
Mr. Craig Fadem- Board

Representing the Contractor:

Mr. Robert Grochowski- Principal
Mr. Steve Humenyi- Business Development
Mr. Jonathan Humenyi- Project Superintendent
Mr. Wes Soja- Superintendent

Representing the Engineer:

Mr. Bruce Bromley- Principal Consultant

Item #1- This is the 8th progress meeting for this project. The meeting was an on-site Meeting and began at 1:30 pm. The next meeting is scheduled for Tuesday afternoon, 07-30-24, on site, beginning at 1:30 pm.

Item #2- Presently, there are 11 concrete men and 6 Painters working on the project plus Wes, for an average total of 18 men per day. The Contractor has 5 swing stages on the project.

Item #3- PROGRESS OF PROJECT

Stack #1-Window Drop- East Elevation- (Includes around the little corner)

- The demo, pour-back, and stucco work are 100% complete.
- THIS DROP ON HOLD FOR PAINTING & CAULKING

Stack #1-Balcony Stack- (EAST Elevation)

- The demo, pour-back, and stucco work are 100% complete.
- THIS DROP ON HOLD FOR PAINTING & CAULKING

Stack #1-Window Drop- WEST-

- This drop was marked out today.

Stack #1-Window Drop- (NORTH Elevation)

- The entire north drop has been marked out.
- The demo is 100% and the pour-back is estimated to be 20% complete
- The demo for the west half is estimated to be 50% complete.

Stack #2-Balcony Stack- (EAST Elevation)

- The demo, pour-back, and stucco work are 100% complete.
- THIS DROP ON HOLD FOR PAINTING & CAULKING

Stack #3-Window Drop-

- The demo, pour-back, and stucco work are 100% complete.
- THIS DROP ON HOLD FOR PAINTING & CAULKING

Stack #3-Balcony Stack- (EAST Elevation) There are only 6 Open Balconies on this Stack.

- The demo, pour-back, and stucco work are 100% complete.
- THIS DROP ON HOLD FOR PAINTING & CAULKING

Stack #5-Balcony (North) Drop-

- The demo, pour-back, and stucco work are 100% complete.
- THIS DROP ON HOLD FOR PAINTING & CAULKING

Stack #5-Window Drop-

- The demo, pour-back, and stucco work are 100% complete.
- The pressure cleaning, priming, and painting is 100% complete.
- Wes is scheduling the punch inspection.

Stack #7-Window Drop (North) - The swing stage has been put back on this drop.

- The demo, pour-back, and stucco work are 100% complete.
- The pressure cleaning, priming, and painting is 100% complete.
- Wes is scheduling the punch inspection.

Stack #7-Balcony (North) Drop-

- The demo and pour back is 100% complete.
- The stucco work is 100% complete.
- The pressure cleaning, priming, and painting is 100% complete.
- The 4 affected balconies, that must be stripped down to the base concrete slab, and are now 100% stripped. The primer and new waterproofing must still be applied in place.
- There are 13 balconies which are to have a new "top" coat applied over the existing coatings.-No movement since the Waterproofing and Unimin sand just arrived.

Stack #9-Balcony (North) Drop-

- The demo is 100% complete.
- The pour back, which includes the edge spall repairs, is 100% complete.
- The stucco work is 100% complete.
- The pressure cleaning, priming, and painting is 100% complete.
- The caulking is 100% complete.
- The 6 affected balconies, that must be stripped down to the base concrete slab, and are now 100% stripped. The primer and new waterproofing must still be applied in place.

- There are 11 balconies which are to have a new “top” coat applied over the existing coatings.-No movement since the Waterproofing and Unimin sand just arrived.

Carports- North side of Building-

- The demo work on the 2 north carport structures is 100% complete. The pour back is estimated to be 90% complete.

Item #4- The Contractor has completed the structural repairs on the following drops:

- Window Drop #1
- Balcony Drop #1
- Window Drop #2
- Balcony Drop #2
- Window Drop #3
- Balcony Drop #3
- Window Drop #5
- Balcony Drop #5
- Balcony Drop #7
- Window Drop #7
- Window Drop #9-East
- Window Drop #10-East

The overall completion of the project is estimated to be 25% complete at this stage.

Item 5- The Paint color issue was discussed, the paint colors have been established and will not change. The location of those colors are still being voted on.

(The colors have been signed off by the Association and issued to the Contractor).

The paint color for the tower- BODY is the White- BM#1590. This shall be applied on the Balcony & Catwalk walls & ceilings, and some columns.

The Grey will be for the ACCENT- BM#1604.

The TRIM will be the Dark Grey- BM#2125-30.

The finish will be the Low Luster.

Item 6- The color for the urethane for the balconies was stated to be tan, which must be signed and issued to the Contractor.

Item #7- The Association is seeking to have a drain drawing for the swale (low spot) at the south access road leading into the lower garage.

Item #8- Due to the Associations potential change for the location of the paint colors, the north parking area Carports will be delayed until further notice.



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PENDING ITEMS

Pending Item #1- The official start date for the project is March 27, 2024. The contract calls for 345 working days for the project duration. The contract identifies \$250 per day of Liquidated Damages (LD's) assessed for delays past the end date.

This does not include rain days, CO's, added scope of work, or additional quantities.

Pending Item #2- The Association has a new contract with a Shutter Company which will be taking care of the shutters at the Lobby level and these shutter issues.

At this point, 10 sets of shutters have been removed and discarded from the Tower work. Wes believes there are still 5 more to complete.

Pending Item #3- Jon will be working on a CO for the concrete floor in the trash room. This requires work to be completed in order to make sure the dumpsters roll out without a concrete "lip" stopping the rolling action of the dumpsters.

Pending Item #4- The Association is requesting for Bruce to provide a shutter installation guideline directive.

Pending Item #5- The Contractor is seeking to have the City inspection reports issued to the City Inspector.

Pending Item #6- Robmar continues to provide the Precondition survey photos to the Association. (Balcony Stack #1, Balcony Stack #3, Balcony Stack #2, Balcony Stack #5, Balcony Stack #7, and Balcony Stack #9.

Robmar must be providing the precondition reports and photos for all the Balcony and window Stacks.

Jonathan will continue to place the photos and videos on Dropbox as they move around the building.

Pending Item #7- The charge for the KISS coats to be placed on each balcony is \$8 psf.

NEW BUSINESS

New Business #1- As the work on the balconies is completed, the Contractor is nearing the time when they plan on placing 2 swing stages on the south wall of the #14 Window Stack(s).

New Business #2- The Contractor is seeking to have the City inspection reports issued to the City Inspector.

Meeting adjourned at 3:05 pm.