



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 #15  
Permit #: BP23-8723

**MEETING DATE:** October 22, 2024

**PRESENT:** Representing the Association: Mr. Craig Fadem- Board  
Mr. Sean McDermott- Committee  
Mr. Vic Burnett-Manager  
Mr. Ulysses Hernandez- Maintenance Chief

Representing the Contractor: Mr. Robert Grochowski- Principal  
Mr. Steve Humenyi- Business Development  
Mr. Wes Soja- Superintendent  
Mr. Jonathan Humenyi- Project Manager

Representing the Engineer: Mr. Bruce Bromley- Principal Consultant

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Item #1- This is the 15<sup>th</sup> progress meeting for this project. The meeting was an on-site Meeting and began at 1:00 pm. The next meeting is scheduled for Tuesday afternoon, 11-05-24, on site, beginning at 1:30 pm.

Item #2- Presently, there are 10 concrete men and 6 Painters working on the project plus Wes, for an average total of 17 men per day. The Contractor has 6 swing stages on the project.

### Item #3- PROGRESS OF PROJECT

Stack #9-Balcony (North) Drop- This stack HAS PASSED THE PUNCH INSPECTION.  
Stack #9-Window (North) Drop- This stack HAS PASSED THE PUNCH INSPECTION.  
Stack #7-Window Drop (North) - This stack HAS PASSED THE PUNCH INSPECTION.  
Stack #7-Balcony (North) Drop- This stack HAS PASSED THE PUNCH INSPECTION.  
Stack #5-Balcony (North) Drop- This stack HAS PASSED THE PUNCH INSPECTION.  
Stack #5-Window Drop- This stack HAS PASSED THE PUNCH INSPECTION.  
Stack #3-Balcony Stack- This stack HAS PASSED THE PUNCH INSPECTION.  
Stack #3-Window Drop- This stack HAS PASSED THE PUNCH INSPECTION.  
Stack #2-Balcony Stack- (EAST Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.  
Stack #14-Window Drop- EAST Elevation- This stack HAS PASSED THE PUNCH INSPECTION.

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

- The demo, pour-back, and stucco work are 100% complete.
- The prep, pressure cleaning, priming, caulking, and the finish painting is 100% complete.
- The Contractor is cleaning up this drop and is preparing for the Punch inspection some time next week.

## Stack #1-Balcony Stack- (EAST Elevation)

- The demo, pour-back, and stucco work are 100% complete.
- The prep, pressure cleaning, priming, caulking, and the finish painting is 100% complete.
- The balcony slab waterproofing is 100% complete.
- The Contractor is cleaning up this drop and is preparing for the Punch inspection this Friday.

## Stack #1-Window Drop- WEST-

- The demo, pour-back, and stucco work are 100% complete.
- THIS DROP ON HOLD FOR PAINTING & CAULKING
- (There will be a charge to re-rig the swing stage to this drop).

## Stack #1-Window Drop- (NORTH Elevation)

- The demo and pour-back work is 100% complete on this window drop.
- The stucco is 100% complete.
- THIS DROP ON HOLD FOR PAINTING & CAULKING
- (There will be a charge to re-rig the swing stage to this drop).

## Carports- North side of Building-

- The demo, pour-back, and stucco work are 100% complete.
- The prep, pressure cleaning, priming, and the finish painting is 100% complete.
- The parking curbs are 100% complete.
- The painting of the metal is 100% complete.
- Only 1 remaining section requires clean-up of the pavers.
- When clean up is complete, this section will be opened for Residential parking.
- The Contractor will be shifting to the south, including the Trailer, for the staging equipment.

## Stack #14- Window (South) Drop- EAST END Portion

- The demo, pour-back, and stucco work are 100% complete.
- The vertical waterproofing is 100% complete.
- The caulking is 100% complete.
- The repaired areas are 100% primed.
- This swing stage has been shifted to the WEST half of this wall.
- THIS DROP ON HOLD FOR PAINTING & CAULKING

## Stack #14- Window (South) Drop- WEST END Portion

- The demo work is 100% complete.
- The pour back work is 100% complete.
- The stucco work is estimated to be 70% complete.

Stack #14-Window Drop- WEST Elevation-

- The demo work is 100% complete.
- The pour back is 100% complete.
- The vertical waterproofing is 100% complete.
- The stucco repairs are 100% complete.
- The repaired areas are 100% primed.
- THIS DROP ON HOLD FOR PAINTING & CAULKING
- (There will be a charge to re-rig the swing stage to this drop).

Stack #14-Balcony Stack- (EAST Elevation)

- The demo, pour-back, and stucco work are 100% complete.
- The prep, pressure cleaning, priming, caulking, and the finish painting is 100% complete.
- The balcony slab waterproofing is estimated to be 85% complete. There are 2 more balcony slabs to waterproof.

Stack #13-Balcony Stack- (EAST Elevation)

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

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

- Window Drop #1 East
- Balcony Drop #1 East
- North Window Drop #1
- West Window 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 #9-North
- Balcony Drop #9- North
- Window Drop #10-East
- Window Drop #14-West

- Balcony Drop #14- East
- Window Drop #14- South

The overall completion of the project is estimated to be 48% complete at this stage.

Item #6- Robmar has accidentally damaged the railing glass. Robmar is in need to know the exact color of the glass for this Unit #509. Bruce will contact Carousel in an attempt to find out. The Contractor has on order the new piece of glass for the broken window of Unit #601.

Item #7- Robmar has received the payment for Pay App #6. has been mailed to Robmar. The check for Pay App #7 has been mailed. An “emergency” check for Pay App #8 is being processed.

Item #8- Steve is working to provide a cost for the painting of the mechanical pipes that are in the ceiling areas below the building in the north and south sides of the building. He will also provide a cost to the Association to replace the oxidized clevis hangers and All-threads before and/or during painting. He will work on this CO this week and issue it when completed.

Item #9- Bruce must supply the City Inspector with a separate report explaining the initial “emergency” inspections which deal with stucco, caulking, and preventative actions to stop the water intrusion.

Item #10- The estimated schedule of the project is projected to be out till July of 2025. Jonathan was asked to log in the Rain Days on all of the time lost to weather. The Association is seeking an updated schedule from Jonathan at the submittal of Pay App #8.

Item #11- There is a request to check the pitch of the balcony of Unit #1911, as the Owner is saying it is improperly pitched. Wes will have the men check this.

Item #12- There was reported that there is a leak in Unit #1112 from above, which would be Unit #1212. This must be found to be fixed when the swing stage is placed on this drop.

Item #13- Craig asked Bruce to send the wind pressures to Mercy Cleto to be uploaded to the portal for the City.

Item #14- There asked Steve to go up after the meeting to check on the Units with reported water intrusion. Unit #1913 has water intrusion, Units #901, & #701 are taken care of.

Item #15- There simulated “Coral” railing cap will Not be painted.

## **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.



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

Pending Item #2- The CO for the concrete floor "modification" in the trash room is close at hand. Jon has the scope of work and is waiting for a price on the galvanized steel plate.

Pending Item #3- The Association is requesting for Bruce to provide a shutter installation guideline directive.

Pending Item #4- 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 has more to send which will be placed on Dropbox and sent to Vic.

Pending Item 5- The Association has officially voted on the Paint colors for the Tower. The vote is for OPTION #2 which is for the 2-COLOR option.

The east wall of #9 & #10, the north and west walls of the #1 Unit, and the west & south walls of the #14 Unit, and the middle Elevator wall will be painted the BODY -the White- BM#1590.

There will be a charge to the Association for the east wall to be repainted. There will also be a charge to reswing the north #1 window wall and the #14 west window wall.

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

The finish will be the Low Luster.

ELIMINATED- The Grey ACCENT- BM#1604 has been eliminated from the project. There will be a charge for this paint as it has been purchased for this project.

## **NEW BUSINESS**

New Business #1- The Association is seeking a proposal from Bruce (NV5) for the Milestone inspection report. Bruce is close to sending this.

Meeting adjourned at 2:30 pm.