



200 South Park Road  
Suite 350  
Hollywood, FL 33021  
tel: 954-772-4624  
www.NV5.com

## PROGRESS MEETING MINUTES

**PROJECT:** Restoration Project  
Tower Renovations  
Sea Monarch Condominium  
111 Pompano Beach Blvd.  
Pompano Beach, FL 33062  
Progress Meeting #16  
Permit #: BP23-8723

**MEETING DATE:** November 05, 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

---

Item #1- This is the 16<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, 11-19-24, 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- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #1-Balcony Stack- (EAST Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #1-Window Drop- WEST-

- 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.

Stack #1-Window Drop- (NORTH Elevation)

- The demo, pour-back, and stucco work are 100% complete.
- EAST HALF- The prep, pressure cleaning, priming, caulking, and the finish painting is 100% complete.
- WEST HALF- No work for painting has begun.

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.
- The clean-up of the pavers remains in 1 section.
- It was found that there are quite a bit of rust spots coming from the Project (Ocean Monarch) being worked on to the North. Steve stated that he will have to present this to the Ocean Monarch Association. Vic will notify them via email.

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.
- The prep, pressure cleaning, & priming, is complete.
- No work for painting has begun.

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 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.

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 100% complete.
- The Contractor is cleaning up this drop and is preparing for the Punch inspection.

#### 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

#### Stack #14-Solid Wall- (Extension of Balcony- North Elevation)

- The demo work is 100% complete.
- The pour back is 100% complete.
- The stucco repairs are estimated to be 90% complete.

#### Stack #13-Window Wall- (EAST Elevation)

- The demo work is 100% complete.
- The pour back is 0% complete, not yet begun.

#### Stack #12-Window Wall- (NORTH Elevation)

- The demo work is 100% complete.
- The pour back is 0% complete, not yet begun.

#### 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
- Balcony Drop #13- East

The overall completion of the project is estimated to be 50% complete at this stage.

Item #6- Robmar has accidentally damaged the railing glass. Steve will have to contact Guerrmo at Alenac to find an identical pane of glass for the railing.

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 and Pay App #7. Pay App #8 is being sent to Bruce for review and approval.

Item #8- Steve is working to provide a CO cost for the painting of the mechanical pipes that are in the ceiling areas and also provide a CO cost to the Association to replace the oxidized clevis hangers and All-threads before and/or during painting. He will complete these CO's this week.

Item #9- 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 #10- 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 #11- 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 #12- The Contractor has not yet gotten to Unit #1913 to check on the reported water intrusion.

Item #13- The Association is seeking a proposal from Bruce (NV5) for the Milestone inspection report. Bruce is close to sending this.

## **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 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.

Pending Item #6- 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.

Pending Item #7- There simulated "Coral" railing cap will Not be painted anywhere around the property.

## **NEW BUSINESS**

New Business #1- There was a discussion about the new emergency doors with frames that are 1-3/4", which still conform to the NOA requirements. The Contractor stated it is actually stronger, so there should be no issues with this installation for the new doors.

New Business #2- There was an email from the Insurance that is requested to be returned.



**200 South Park Road  
Suite 350  
Hollywood, FL 33021  
tel: 954-772-4624  
www.NV5.com**

New Business #3- There was a request for Steve to provide a CO for 2 rusted vents.

New Business #4- It was reported that the Residents were happy on the Contractor's progress of the restoration project.

New Business #5- There was a discussion on the "tracking" of the project, comparing the present costs to the overall project estimate. Based on this type of tracking, the project confirms that it is 50% complete per this tracking.

Meeting adjourned at 2:40 pm.