



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 #17
Permit #: BP23-8723

MEETING DATE: November 19, 2024

PRESENT: Representing the Association:

Mr. Craig Fadem- Board
Mr. Sean McDermott- Committee
Mr. Vic Burnett-Manager

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 17th 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, 12-03-24, on site, beginning at 1:30 pm.

Item #2- Presently, there are 10 concrete men and 4 Painters working on the project plus Wes, for an average total of 15 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- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #1-Window Drop- (NORTH Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #14- Window (South) Drop- WEST END Portion- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #1-Window Drop- (NORTH Elevation- EAST HALF)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #14-Window Drop- WEST Elevation- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #14-Balcony Stack- (EAST Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #14-Solid Wall- (Extension of Balcony- North Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #1-Window Drop- (NORTH Elevation)

- The demo, pour-back, and stucco work are 100% complete.
- WEST HALF- The prep, pressure cleaning, priming, caulking, and the finish painting is 100% complete.
- The clean up is in progress in preparation for the PUNCH inspection.

Carports- North side of Building-

- ALL PARKING is now available to the Residents.
- It was found that there are quite a bit of rust spots coming from the Project (Ocean Monarch) Vic will notify the new Manager via email. Steve stated that he will have to present this to the Ocean Monarch Association.

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

- The prep, pressure cleaning, & priming, is complete.
- The painting is 100% complete.
- The clean up is in progress in preparation 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.
- The prep, pressure cleaning, priming, caulking, and the finish painting is 100% complete.
- The preparation for the application of the (kiss or) top coat is in progress.
- The top coats will be applied following the preparation.

Stack #13-Window Wall- (EAST Elevation)

- The demo work is 100% complete.

- The pour back is 100% complete.
- The stucco repairs are estimated to be 50% complete.

Stack #12-Window Wall- (NORTH Elevation)

- The demo work is 100% complete.
- The pour back is 100% complete.
- The stucco repairs are estimated to be 50% complete.

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

Item #5- Robmar's overall completion of the project is estimated to be 55% complete at this stage.

Item #6- Robmar is working to find an identical pane of glass for the railing which was accidentally broken.

The Contractor has on order the new piece of glass for the broken window of Unit #601.

Item #7- Pay App #8 was sent to Bruce for review and approval.

Item #8- The CO cost for the painting of the mechanical pipes that are in the ceiling areas has been submitted to the Association. This includes the replacement of the oxidized clevis hangers and All-threads before and/or during painting.



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

Item #9- The estimated schedule of the project is projected to be out till June of 2025.

Item #10- 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.

Following the repairs, there will be a Hose (Nozzle) Water Test on the 1212 Windows.

Item #11- The Contractor is close to Unit #1913 to check on the reported water intrusion.

Item #12- 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.



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

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 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.

NEW BUSINESS

New Business #1- There was a request from the Association for Robmar to provide a CO for 2 rusted louvers and 8 Overhead access panels located in the 2 drive lanes south of the Lobby.

New Business #2- There will be a 4-day weekend for the Thanksgiving Holiday.

New Business #3- There was another complaint by a Resident that the Contractor is not applying the correct color and wants to have the application color verified. The Contractor brought in the photos of the paint, with color numbers, which correspond to the correct color number designation as stipulated by Benjamin Moore. This is therefore verified.

New Business #4- The Contractor discussed the Christmas Holiday schedule. Robmar plans to have the men work Monday (12-23) and most of Tuesday, then be off Christmas (Wednesday) thru the Weekend. They will return Monday and Tuesday, to close out the Year. The date of return in the New Year is under discussion.

New Business #5- There was a complaint about paint chipping around the Bedroom window of Unit #802. Steve offered to look at this after the meeting.

New Business #6- Bruce signed off Pay App #8 which is approval for payment. This Pay App included the signing of CO’s #14 for overages and #15 for shifting the swing stages back to the drops to be repainted.

Meeting adjourned at 2:45 pm.