



200 South Park Road  
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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 #19  
Permit #: BP23-8723

**MEETING DATE:** December 17, 2024

**PRESENT:** Representing the Association: Mr. Craig Fadem- Board  
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

Representing the Engineer: Mr. Bruce Bromley- Principal Consultant

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Item #1- This is the 19<sup>th</sup> 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, 01-07-24, 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 #1-Window Drop- (NORTH Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

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

Carpports- North side of Building- The Carports HAVE PASSED THE PUNCH INSPECTION.

## Carports- North side of Building-

- It was found that there are quite a bit of Rust Spots coming from the Project (Ocean Monarch) To date, the Ocean Monarch Association has give Sea Monarch the proverbial “Cold-Shoulder” on any response to the rust spots.  
Vic has sent an email and Steve will have to present photos and other information to the Association and the Manager. WILL HAPPEN IN THE NEW YEAR!

## 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 coats) top coat is in progress.
- The top-coats (Kiss-Coats) have been applied 100%.
- There was an initial Punch inspection, which failed, will require a 2<sup>nd</sup> inspection.

## Stack #13-Window Wall- (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 Punch inspection is scheduled for this coming Thursday.

## Stack #12-Window Wall- (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 Punch inspection is scheduled for this coming Thursday.

## Stack #12-Balcony Stack- (EAST Elevation)

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

## Stack #11-Window Wall- (EAST Elevation)

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

## Stack #11-Balcony Stack- (EAST Elevation)

- The demo work is 100% complete.

- The pour back is estimated to be 50% complete.
- The stucco application is 0% complete.

Stack #9-Window Drop- (EAST Elevation)- This window drop has been re-rigged for the re-painting for the corrected color for this entire elevation of the building.

It is estimated that the pressure cleaning and painting is 75% 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 62% complete at this stage. The estimated schedule of the completion of the project is projected to be out till June of 2025.

Item #6- Alenak (Railing Co.) picked up the broken portion of the glass railing so that an identical pane of glass can be installed for the railing which was accidentally broken for Unit #509.

The broken window for Unit #601 has been replaced with new glass.

Item #7- The painting of the mechanical pipes and the replacement of the oxidized clevis hangers and All-threads is scheduled to begin in mid-January- 2025. This CO has been signed off.



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Item #8- 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 after the Kiss-Coat applications for the balconies.

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

Item #9- There will be a water test for Unit #1913 following the repairs on Balcony Stack #13.

Item #10- The CO for the concrete floor “modification” in the trash room is close at hand. Jon has ordered the galvanized steel plate, which is being shipped. The work will begin when the galvanized steel plate arrives.

Item #11- The price fee for Robmar to provide for replacement of 2 rusted louvers and the installation of 8 new Overhead access panels located in the 2 drive lanes south of the Lobby is close at hand.

Item #12- The Contractor will be off the Project and will close down for the Christmas thru New Year’s Day.

Item #13- The section of “bare” railing, for the balcony of Unit #1905, must still be painted. Wes stated that he will take care of 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 Association is requesting for Bruce to provide a shutter installation guideline directive.

Pending Item #3- 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 4- 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.



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**(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.

Pending Item #5- 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 #6- The Association is seeking a proposal from Bruce (NV5) for the Milestone inspection report. Bruce is close to sending this.

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. We will have the men check this.

The Kiss-Coat for the balcony slab of Unit #1607 is “rough” and requires a re-coat finish.

The #802 window sill, for some reason is bare. This requires the window sill to be painted.

## **NEW BUSINESS**

New Business #1- The Unit Owner for #601 has installed a wood topping on his balcony, which is not approved by the Association’s By-Laws. The Unit Owner installed this without permission. A letter may be required from NV5 if the Owner does not remove this topping voluntarily.

New Business #2- The Contractor is seeking signatures for CO #13R.

Meeting adjourned at 2:50 pm.