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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 #20  
Permit #: BP23-8723

**MEETING DATE:** January 07, 2025

**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 20<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 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 #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.

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

Stack #13-Balcony Stack- (EAST Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #13-Window Wall- (EAST Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #12-Window Wall- (EAST Elevation)- This stack HAS 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- Steve will make plans to visit the Manager.

Stack #12-Balcony Stack- (EAST Elevation)

- The demo work is 100% complete.
- The pour back is 100% complete.
- The stucco application 100% complete.
- The caulking is estimated to be 10% complete.
- The pressure cleaning is 100% complete.

Stack #11-Window Wall- (EAST Elevation)

- The demo work is 100% complete.
- The pour back is 100% complete.
- The stucco application 100% complete.
- The caulking is estimated to be 10% complete.
- The pressure cleaning & priming is 100% complete.

Stack #11-Balcony Stack- (EAST Elevation)

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

Stack #9 & #10-Window Drops- (EAST Elevation)- The drops for these windows have been re-rigged for the re-painting. for the corrected color for this entire elevation of the building.

The pressure cleaning (rinse) and painting is 100% complete.

Stack #04-Balcony Stack- (SOUTH Elevation)

- The Unit Owners are being notified to remove their furniture by this upcoming Monday.

Stack #06-Balcony Stack- (SOUTH Elevation)

- The Unit Owners are being notified to remove their furniture by this upcoming Monday.

Stack #08-Balcony Stack- (SOUTH Elevation)

- The Contractor is estimating that they will begin on this balcony stack in 4 more weeks.

Stack #08-Window Drop- (SOUTH Elevation Between #6 & #8)

- This drop is being marked out today. The Contractor is planning to cut off the traffic lane closest to the building, for safety purposes. This will leave only 1 lane for traffic.

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
- Balcony Drop #12- East
- Window Drop #12- East
- Window Drop #11- East

Item #5- Robmar's overall completion of the project is estimated to be 64% 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.

Item #7- Jonathan will be getting the work for the painting of the mechanical pipes and the replacement of the oxidized clevis hangers and All-threads scheduled to begin ASAP.

Item #8- The water test was complete for Unit #1112 from above, which was at the bedroom window of Unit #1212. No water was observed coming into the ceiling of Unit 1112 bedroom. There was some water observed coming into the area around the window of Unit 1212. Robmar provided caulking on the areas per their contract.

Item #9- There will be no water test for Unit #1913. The chair-rail will be caulked following the repairs on Balcony Stack #13.

Item #10- The floor “modification” in the trash room is being scheduled for next week Tuesday or Thursday with Ulysses. The galvanized steel plate has now arrived.

Item #11- The price fee for Robmar to provide for replacement of 2 rusted louvers is \$1250 per louver, to be installed. The cost for the installation of 8 new Overhead access panels, located in the 2 drive lanes south of the Lobby, is \$550 per access panel.

Item #12- Steve will provide the paint for the “bare” railing, for the balcony of Unit #1905. Wes will take care of this.

Item #13- 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. Bruce will work to provide 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.

**(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. Wes will have the men check this.

The Kiss-Coat for the balcony slab of Unit #1607 is “rough”, but Wes has performed a re-coat finish which is much better, and not as rough.

The #802 window sill was found to be bare, but this has now been painted and is done.

## **NEW BUSINESS**

New Business #1- The west walkways presently has a urethane waterproofing membrane which is approximately 8 years old. There is a potential that these walkways can be “Kiss-Coated” to a different color, but would freshen up the look of the walkways.

A Representative of the Sika Corp must come to the site and make a determination if this is feasible.

New Business #2- Bruce and Ulysses went up to a walkway floor to look at a small drilled hole, which leaked water for a period of an hour, but has never leaked again. There does not appear to be a source of water coming out of this concrete slab, such as a pipe, so it is unknown the cause of the leak.

Ulysses will identify this location and monitor it, but no further action appears to be needed.

Meeting adjourned at 2:55 pm.