

PROGRESS MEETING MINUTES

PROJECT: Restoration Project
 Tower Renovations
 Sea Monarch Condominium
 111 Pompano Beach Blvd.
 Pompano Beach, FL 33062
 Progress Meeting #22
 Permit #: BP23-8723

MEETING DATE: February 04, 2025

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
 Mr. Jonathan Humenyi- Project Manager

Representing the Engineer: Mr. Bruce Bromley- Principal Consultant

Item #1- This is the 22nd 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, 02-18-25, 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.

NOTE! Due to the Jazz Concert on the beach, near the Pier, the road will be closed and the Contractor will not be able to work this upcoming Friday, all day, due to Security concerns in prep for the Concert. (Off on 01-24-25)

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.

Stack #11-Window Wall- (EAST Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #9 & #10-Window Drops- (EAST Elevation)- These window stacks HAVE PASSED THE PUNCH INSPECTION for repainting.

Stack #12-Balcony Stack- (EAST Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #11-Window Wall- (EAST Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #11-Balcony Stack- (EAST Elevation)

- The demo work is 100% complete.
- The pour back is 100% complete.
- The stucco application 100% complete.
- The caulking is 100% complete.
- The pressure cleaning, priming, & painting is 100% complete.
- The Kiss-Coat for the balcony slabs is estimated to be 80% complete.
- Wes is scheduling next week to have a Punch Inspection completed.

Stack #04-Balcony Stack- (SOUTH Elevation)

- The demo work is 100% complete.
- The pour back is 100% complete.
- The stucco application is estimated to be 80% complete.

Stack #4-Window Wall- (SOUTH Elevation – At Corner)-

- The demo work is 100% complete.
- The pour back is 100% complete.
- The stucco application is estimated to be 80% complete.

Window Return Stack #4- (SOUTH Elevation)-

- The demo work is 100% complete.
- The pour back is 100% complete.
- The stucco application 100% complete.
- The caulking is 100% complete.
- The pressure cleaning, priming, is 100% complete. The painting will be done after the work on the #4 Balcony

Stack #06-Balcony Stack- (SOUTH Elevation)

- This stack is being marked out today.

Stack #08-Balcony Stack- (SOUTH Elevation)

- No demo work has begun on this balcony stack.

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

- The demo work is 100% complete.
- The pour back is 100% complete.
- The stucco application is estimated to be 40% 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 #12- East
- Balcony Drop #13- East
- Window Drop #11- East
- Window Drop #12- East

Item #5- Robmar's overall completion of the project is estimated to be 69% 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 Unit #509. The Contractor is working with Alenak regarding payment and the proper size and getting Alenak back out to install the broken railing glass. Steve called Alenak today and Vic called Glass Doctor to see if this pane of glass can be replaced with a new one.



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Item #7- The materials such as the clevis hangers and the All-Treads has been delivered to the site. The Painters have now primed the materials on the ground. The painting of the mechanical pipes is scheduled to take one more week.

Item #8- The new replacement of the 2 louvers and the 8 Overhead access panels is now primed, as they did this on the ground. The installation will follow, which is TBD.

Item #9- Steve will locate and provide the paint for the “bare” railing tomorrow for the balcony of Unit #1905. Wes will take care of this once the paint is provided.

Item #10- 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.

Item #11- The west walkways presently has a urethane waterproofing membrane which is approximately 8 years old. The Sika Rep stated that these walkways can be “Kiss-Coated”, with a different color, but before Sika would approve this application, an adhesion test, and a mock-up must be completed in a section or 2 to verify this application.

Item #12- The Association wants to make sure that Wes makes all the necessary patching and painting of the front Porte Cochere ceiling and edges.

Item #13- The Association is requesting for Steve to check on if there is any repair for the wood baseboard in Unit #1109.

Item #14- Robmar will be applying a new electrical cover for Winter’s Unit this week.

Item #15- The Association is authorizing for Robmar to remove the metal numbers on the West walkway walls.

Item #16- The chair-rail will be caulked and painted now that the repairs on Balcony Stack #13, for Unit #1913, are complete.

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.



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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- Bruce did supply the City Building Dept. with a Building Safety inspection report, Repairs are required.

Pending Item #6- RE: Carports- North side of Building- Vic has gone to the Ocean Monarch to point out all of the damages from the rust spots on the newly painted carports on the north side of the building- from the Contractor's work on the OM building. The Association and Steve will attempt to have this resolved and the carport tops repainted. Vic stated that he will make another attempt to make contact.

NEW BUSINESS

New Business #1- There was a discussion on the Association having the installation of the new metal Exit (fire) doors, which have begun to be installed on the west side of the building- off the walkways. Craig stated there will be stucco work to be done, then Robmar will be painting the finish coats on the new doors. It was reported that the doors come to the site with a primer coat.

Meeting adjourned at 2:35 pm.