

PROGRESS MEETING MINUTES

PROJECT: Restoration Project
Tower Renovations
Sea Monarch Condominium
111 Pompano Beach Blvd.
Pompano Beach, FL 33062
Progress Meeting #30
Permit #: BP23-8723

MEETING DATE: June 3, 2025

PRESENT: Representing the Association:	Mr. Craig Fadem- Board Mr. Vic Burnett-Manager Mr. Ulysses Hernandez- Maintenance Chief Mr. Sean McDermott - Board
Representing the Contractor:	Mr. Robert Grochowski- Principal Mr. Steve Humenyi- Business Development Mr. Wes Soja- Superintendent Mr. Jonathan Humenyi- Project Manager
Representing the Engineer:	Ms. Bailey Morris – PE Mr. Eric Gourlay – Inspector

Item #1- This is the 30th 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, 06-17-25, on site, beginning at 1:30 pm.

Item #2- Presently, there are 11 concrete men and 2 Painters working on the project plus Wes, for an average total of 14 men per day. The Contractor has 3 swing stages on the project.

Item #3- PROGRESS OF PROJECT

Window Stack #6-Window Wall- (SOUTH Elevation)- Between #4 & #6 Balconies- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #06-Balcony Stack- (SOUTH Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Window Stack #8-Window Wall- (SOUTH Elevation)- Between #6 & #8 Balconies- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #06-Balcony Stack- (SOUTH Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #08-Window Drop- (SOUTH Elevation Between #6 & #8)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #08-Balcony Stack- (SOUTH Elevation)- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #10-Window Drop- This stack HAS PASSED THE PUNCH INSPECTION.

Stack #10-Balcony Stack- (SOUTH Elevation)- This stack HAS PASSED THE PUNCH INSPECTION

CATWALKS AND WALL PANELS- (WEST Elevation- South End)- 3 Swing Stages are set in place for the painters, each 40' long.

- The demo work is 100% complete on the 13 and 12 stack catwalks.
- The pour back is 100% complete on the 13 and 12 stack catwalks.
- The stucco work is 100% complete on the 13 stack and in progress on the 12 stack.
- Sounding and marking is complete on the 11 stack and railing protection is in progress.
- The Association should provide the Contractor with an answer on the coating, if requested, on the Catwalk floors. Craig has suggested a knock down over the urethane.

SUNDECK- (Overlooking POOL)

- Sounding and marking is complete in the area. Work will proceed in sections where the shoring is placed.
- Robmar has submitted a CO #24, for the renovations of the Sundeck. The change order was revised to include the painting of the railings and an additional, alternate proposal was provided for new railings. The Association is reviewing the Change Order.

PUMP ROOM

- Sounding and marking is complete in the area. Demo is pending.

Item #4- The Association has approved NV5 to move forward on the removal of the saw-tooth edge of the carports. Measurements have been taken and drawings will be done. Once done, the Contractor will be able to price this.

Item #5- Robmar's overall completion of the project is estimated to be 80% complete at this stage. The estimated schedule for the completion of the project is projected to be out till August of 2025.

Item #6- NO CHANGE- The new clevis hangers and the All-Treads are 100% installed for the hanging pipes on the north and south sides at the Lobby level. It is estimated that the painting of the pipes is 95% complete at this time.

Item #7- Wes stated that making all the necessary patching and painting of the front Porte Cochere ceiling and edges is complete. The silver roof "edge-metal" was NOT painted since the Association will be putting a canopy to cover this area, in the future.

Item #8- The prep and application of a new urethane waterproofing membrane, for each Public Walkway, is on HOLD, for now. The Association is looking at different options at this time.

Item #9- Steve and/or Jonathan will check on the following:

- Wes will take care of the #1112 interior ceiling and finish in the bedroom.
- The wood baseboard repair in Unit #1109 has not been completed as access has not been given. The owner will be back in a few weeks.

Item #10- The Association has not yet received the cost from Robmar for applying another paint coat on the affected North carport rooftops. The cost was supposed to be sent after the May 13 meeting. The Contractor at Ocean Monarch has now turned the corner and may have Robmar paint the carport rooftops.

Item #11- Robmar's Painters have completed the priming application for the new metal Exit (fire) doors being installed on the west side of the building- off the walkways. Painting will be done with the rest of the walls.

Item #12- Robmar was requested to provide a CO removal of the existing floor tiles, down each end hallways on each floor. This CO #25 was sent to the Association for a cost of \$132,090 to:

- Remove existing floor tiles,
- Prep floor slab to CSP-3-4, &
- Apply the waterproofing membrane.

The Association is deciding on what to do in the end hallways.

Item #13- Robmar provided CO's #22 & #25 for the work on the re-coating of the Public Walkways. The CO provides a cost for this proposed knock-down work as well.

Item #14- Craig's new door will be primed and any stucco around the door repaired this week.

Item #15- The door caulking for Unit #908 may be complete, Robmar will follow up.

Item #16- The screen on Unit #1606 is being replaced by Robmar.

Item #17- Pay App #12 has been approved and paid. Partial Releases of Lien still need to be provided.

Item #18- The Association is still seeking a proposal from NV5 on the weight limitations for the elevated drive lanes. Bailey will follow up with Bruce when he returns to the office.

Item #19- City Inspection reports may be caught up except for May. Jonathan will check.

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- Robmar continues to provide the Precondition survey photos to the Association. Robmar must be providing the precondition reports and photos for all the Balcony and window Stacks, and the walkways.

Jonathan has been providing the Walkway Preconditions to Vic on Dropbox. This is ongoing as the work progresses.

Pending Item #3- The Association is authorizing for Robmar to remove the metal numbers on the West walkway walls- when the renovations begin in his area.

Pending Item #4- Steve stated that he has video and photographs of the West elevation wall panels, off the public walkways, where the stucco repairs over the past years do not match the existing stucco applications. These stucco repairs precede Robmar's work on these west wall panels.

NEW BUSINESS

New Business #1- An email was sent to NV5 by Vic requesting clarification on the marking process. Robmar is assisting NV5 in marking repair areas but Robmar is not marking areas on their own. NV5 reviews all marked areas prior to authorizing demolition.

New Business #2- A resident on the 15th floor has a concern that Robmar is not coating the rebar prior to concrete placement. Areas that have multiple adjacent repairs will have the rebar coated in the first section and areas to be poured later will not be coated as the coating needs to be applied a specific amount of time before concrete placement.

New Business #3- A question was brought up as to whether or not the painting of the interior stairwells (walls, ceilings, floors, and railings) is included in the scope of work. The contract will be reviewed and the scope will be clarified.

Meeting adjourned at 2:15 pm.