



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 #31  
Permit #: BP23-8723

**MEETING DATE:** June 17, 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: Mr. Bruce Bromley – Principal Consultant

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Item #1- This is the 31<sup>st</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, 07-01-25, 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

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, East End)- This stack HAS PASSED THE PUNCH INSPECTION

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

- The demo work is 100% complete on the catwalks- (Drops #13, #12, & #11).
  - The pour back is 70% complete.
  - Stucco is 50% complete.
- Demo is 85% complete on the outside Panels.
  - The pour back is 85% complete.

- Stucco is 66% complete.
  - The outside of the wall panels, on this west portion, will begin to be pressure cleaned today.
- 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)

- The demo work is 30% complete on the sundeck.
- Pour back is 10% complete on the sundeck.
- 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.
- Wes estimates that the remaining structural repairs will take another 4 weeks, weather permitting.

## ROOF PUMP ROOM

- Sounding and marking is complete in the area. Demo will begin in 3 or so weeks.

Item #4- NV5 has completed the engineering and provided a detailed drawing of the saw-tooth edge of the carports. Robmar is using this drawing in order to provide a cost for this work.

Item #5- Robmar's overall completion of the project is estimated to be 82% 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- The prep and application of a new urethane waterproofing membrane, for each Public Walkway, is on HOLD, for now. The Association is getting submittals on June 20.

Item #8- The Association has received the cost from Robmar for applying another paint coat on the affected North carport rooftops.

Item #9- 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 #10- 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.  
Gathering proposals for this work.

Item #11- Repairs and priming around Craig's new door are done.

Item #12- The screen on Unit #1606 has been replaced by Robmar.

Item #13- Pay App #12 has been approved and paid. Partial Releases of Lien have been provided.

Item #14- The Association is still seeking a proposal from NV5 on the vehicle weight limitations for the elevated drive lanes.

Item #15- City Inspection reports are needed. NV5 will provide.

Item #16- Robmar had previously asked if the painting of the interior stairwells (walls, ceilings, floors, and railings) is included in the scope of work. Bruce has clarified that it was included in the original contract.

## **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.

Pending Item #5- Steve 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.



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## **NEW BUSINESS**

New Business #1- Craig had a puddle on his stoop from the pressure cleaning. This was determined to not be an issue as it is separated from the public walkway.

New Business #2- The ELSS pipes on the catwalks will be replaced in the next few years but in the interim, Robmar will paint them as part of this project.

Meeting adjourned at 2:35 pm.