



PROGRESS MEETING MINUTES

PROJECT: Restoration Project
Tower Renovations
Sea Monarch Condominium
111 Pompano Beach Blvd.
Pompano Beach, FL 33062
Progress Meeting #33
Permit #: BP23-8723

MEETING DATE: July 15, 2025

PRESENT: Representing the Association:

Mr. Craig Fadem- Board
Mr. Vic Burnett-Manager
Mr. Sean McDermott - Board

Representing the Contractor:

Mr. Robert Grochowski- Principal
Mr. Steve Humenyi- Business Development
Mr. Wes Soja- Superintendent

Representing the Engineer:

Mr. Bruce Bromley – Principal Consultant

Item #1- This is the 33rd 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, 07-29-25, 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

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

STACK #13- Near Punch Inspection

- The demo work is 100% complete on the catwalks
 - The pour back is 100% complete.
 - Stucco is 100% complete.
 - The pressure cleaning, priming, and painting is 95% complete for this hallway.
 - The Punch Inspection is set for this Friday.
- Demo is 100% complete on the outside 4 Panels.
 - 1 Panel is Repaired, new stucco where required, and is pressure cleaned and painted.
 - The pour back is 85% complete on the remaining 3 Panels.
 - Stucco is 80% complete on the remaining 3 Panels.

STACK #12-

- The demo work is 100% complete on the catwalks-

- The pour back is 100% complete.
- Stucco is 95% complete.
- The pressure cleaning is set to begin tomorrow for this Section.

STACK #11-

- The demo work is 100% complete on the catwalks-
 - The pour back is 100% complete.
 - Stucco is 90% complete.
 - The pressure cleaning has not yet begun.
- The Contractor has issued CO's for the cost of the ReCoat, with same color, on the walkways at \$9.75 per SF.
- The Contractor reduced their cost to remove the existing floor tiles from \$18.50 to \$14 PSF.
- The Building Committee recommended no Knock-Down finish on the walkways. The Committee wants the walkways to match the balconies. NOTE! The urethane Recoat application is scheduled for night-time applications. People cannot walk on the new applications as this will damage the finishes.

SUNDECK- (Overlooking POOL)

- The demo work is 70% complete on the sundeck.
- Pour back is 40% 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. The Association is approving the Change Order for the painting of the railing.
- Wes estimates that the remaining structural repairs will be complete at the end of July, weather permitting.

ROOF PUMP ROOM- NO CHANGE

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

Item #4- The Association has decided not to do the saw-tooth edge concrete pour to square off all of the carports.

Item #5- Robmar's overall completion of the project is estimated to be 84% complete at this stage. The estimated schedule for the completion of the project is projected to be out till Labor Day of 2025. This does not take into account any of the CO's which were requested by the Association, if they choose to do them.

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.



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Item #7- The Association has received the cost from Robmar for applying another paint coat on the affected North carport rooftops. The Association will want this done, but at a later date. The Board must approve this CO if they want this to be done.

Item #8- Robmar's Painters have completed the priming application for the new metal Exit (fire) doors that have been installed on the west side of the building- off the walkways. Painting will be done with the rest of the walls, as the last item to be done.

Item #9- Pay App #13 was received by NV5 yesterday.

Item #10- The preliminary work on the vehicle weight limitations for the elevated drive lanes has been completed. Bruce and the NV5 Team must finish this report.

Item #11- Bruce will check with Eric on the status of the City Inspection reports.

Item #12- The painting of the interior stairwells (walls, ceilings, floors, and railings) is included in the scope of work of this present 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:

- The #1112 interior bedroom ceiling has been primed and painted, and is done. The Unit Owner is very happy with the results.
- The wood baseboard repair in Unit #1109 has not been completed as access has not been given by the Owner. The Owner is now in town.



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NEW BUSINESS

New Business #1- There was a discussion regarding the finishes for the Sundeck, and the final costs. The Board still must decide on this issue.

New Business #2- The Unit Owner of 1903 has an enclosed balcony and is wondering why his balcony was not painted. The answer is that it is enclosed and the Contractor will not be entering thru the Unit.

New Business #3- There was a subject about the oxidized railings and Steve stated that it might be better to paint the railings black.

New Business #4- Steve raised the issue that the carport repairs overlooking the swimming pool are close to 8" thick and there should be an upcharge due to this thickness. Bruce stated that he would measure this and decide accordingly.

Meeting adjourned at 2:45 pm.