



PROGRESS MEETING MINUTES

PROJECT: Restoration Project
Tower Renovations
Sea Monarch Condominium
111 Pompano Beach Blvd.
Pompano Beach, FL 33062
Progress Meeting #34
Permit #: BP23-8723

MEETING DATE: July 29, 2025

PRESENT: Representing the Association: Mr. Craig Fadem- Board
Mr. Sean McDermott – Board
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 34th 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, 08-12-25, on site, beginning at 1:30 pm.

Item #2- Presently, there are 11 concrete men and 3 Painters working on the project plus Wes, for an average total of 15 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-

- This Drop (section) has passed the Punch inspection process.
- Demo is 100% complete on the outside 4 Panels.
 - 1 Panel is Repaired, new stucco applied where required, and is pressure cleaned and painted.
 - The pour back is 100% complete on the remaining 3 Panels.
 - Stucco is 90% 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 100% complete.
- The pressure cleaning, priming, & painting is estimated to be 80% complete.

STACK #11-

- The demo work is 100% complete on the catwalks-
 - The pour back is 100% complete.
 - Stucco is estimated to be 95% complete.
 - The pressure cleaning has not yet begun.

STACK #4-

- The swing stage from Drop #13 has been moved down to this section.
 - The demo work is estimated to be 15% complete.

BOARD OF DIRECTORS VOTE- September 3rd.

- 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.

SUNDECK- (Overlooking POOL)

- The demo work is estimated to be 90% complete on the sundeck.
- Pour back is estimated to be 60% 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 in 2 weeks or so, weather permitting.

ROOF PUMP ROOM- NO CHANGE

- Sounding and marking is complete in the area.

Item #4- Robmar's overall completion of the project is estimated to be 85% complete at this stage. The estimated schedule for the completion of the project is projected to be out till end of September, 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 #5- 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 #6- 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 after the Board Meeting on Sept 3. The Board must approve this CO if they want this to be done.

Item #7- 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 #8- Pay App #13 was approved by NV5. Vic is presently on vacation but will take care of this upon return.

Item #9- NV5 is up to date on the City Inspection reports.

Item #10- The painting of the interior stairwells (walls, ceilings, floors, and railings) is included in the scope of work of this present contract. Steve described that the metal railings in the stairwell are heavily oxidized and will be painting these railings black to cover the oxidation.

Item #11- There was a discussion regarding the finishes for the Sundeck, and the final costs. This another issue the Board still must decide at the Sept 3rd meeting.

Item #12- Steve volunteered to check the enclosed balcony of 1903. The Owner 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.

Item #13- 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.

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.



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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 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 and is waiting on Vic.

Pending Item #6- 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.

NEW BUSINESS

New Business #1- There was a complaint about bugs and pointed to the Contractor as the cause of additional bugs. Wes and Steve both countered that they have cleaned up the construction debris along the rear more than 2 weeks ago. Tabled until further notice- if any.

New Business #2- Wes stated that the west Entrance/Exit doors off the Lobby must be shut off to Pedestrian traffic during the working hours due to safety concerns. He has put cones in this area to eliminate traffic during the daytime.

New Business #3- The Generator enclosure in the rear of the Condominium is corroded and replacement of this enclosure should be considered by the Association. The Contractor is finding the painting of this enclosure to be a waste since it is in poor condition.

New Business #4- Steve and Sean had a discussion about the interior Corridor Bid Package. Steve stated that if he was given enough time to bid this work, he would have supplied a bid. He is still willing to bid this aspect of that project.

Meeting adjourned at 2:50 pm.