

Sea Monarch Condominium Association

Membership Presentation

January 22, 2025



PROJECT UPDATE AGENDA



ELSS

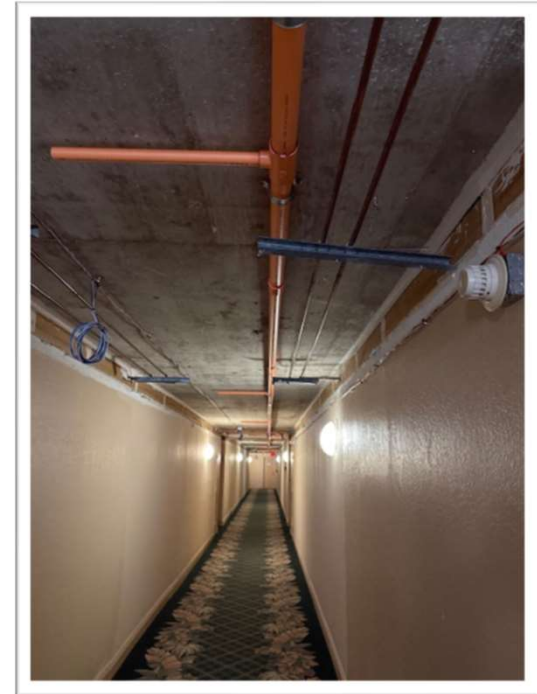


DESIGN &
BEAUTIFICATION



HALLWAY HVAC
UPGRADE

ELSS Sprinkler



- Main Line installed until the 6th floor
- Floor 15th inside the units were finished yesterday
- Floor 14th will resume on 01/22/25
- Expected Project End Date: Pending GC

ELSS Alarm



- Catwalks alarmed inside the units up to the 6th floor.
- Inside unit installation has been completed up to the 15th floor
- Wire pipe on the catwalks and have completed floors 20-18, The 16th floor started today
- Expected Project End Date: Pending GC

ELSS CHALLENGES

In unit Special Finishes

Lack of Access to Units

Sensitive Objects that can be damaged during install





DESIGN & BEAUTIFICATION

- **What we found when XSMS was hired**
 - Architect has design under their scope.
 - No concrete design was ever finalized or presented to the owners.
 - XSMS successfully negotiated additional renderings, drawing modifications, and missed additions at no additional cost to the association.
 - No design for the lobby was never thought-out.
- Architect has since formalized a rendering for hallway committee review and is now working on comments.

Estimated GC hire date: November 2025

Current Concerns

- Existing HVAC System is inside the wall making it difficult to maintain and heightening the chances for moisture accumulation and condensation on the opposite shaft wall.
- No proper airflow into the corridors creating “hot spots”.

The Plan

- Bring out the duct into the hallway to blow in both directions, easing maintenance, airflow, and reducing the possibility of condensation.
- Due Diligence: Testing



HALLWAY HVAC UPGRADE

The background is a collage of images. The top half features a large, semi-transparent olive-green rectangle. Behind this rectangle, there are images of modern buildings with glass facades and a group of people sitting around a table in a meeting, with some gesturing. The bottom half of the image shows a cityscape with various buildings and trees.

Questions?