

**PROJECT PROGRESS REPORT**  
**Week ending 5-28-2025.**

Omega Villas Condominium Association  
1713 NW 72 Avenue  
Plantation, FL-33313

<b>PROJECT TITLE</b>	<b>Roof Replacement, Concrete Restoration and Repairs</b>
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<b>WORK PROGRESS</b>	
<b>Phase 4</b> Completed to date: <ul style="list-style-type: none"><li>- All roofs on buildings 19 to 24.</li><li>- Wall and stucco repairs to the upper sections of buildings.</li><li>- Painting of walls on building 19,20, 21,22,23,24</li><li>- Installation of wooden fence to the 19,20, 21,22, 23,24.</li><li>- Removal of wooden trims on all buildings</li><li>- Crack repairs on building 19,20, 21,22,23,24</li><li>- Installation of gutters to all buildings.</li><li>- Painting works complete; fence works complete.</li><li>- Currently all structural works are completed.</li><li>- Power washing of fences.</li><li>- Building 21 – Completed the installation of helical piles by Solid Foundations.</li><li>- Structural repairs to be performed by S &amp; D Engineering and Construction.</li></ul>	
Pending: <ul style="list-style-type: none"><li>- Installation of exterior GFI electrical outlets and lighting fixtures.</li></ul>	
<b>Phase 3</b> Completed to date: <ul style="list-style-type: none"><li>- Roofs on buildings 16,17 and 18.</li><li>- Removal of wooden trims on buildings 16,17 and 18.</li><li>- Crack repairs on building 16,17 and 18.</li><li>- Wall and stucco repairs on buildings 16,17 and 18.</li><li>- Removal and Installation of wooden fences around buildings 16,17 and 18.</li><li>- Installation of gutters and downspouts to buildings 16,17 and 18.</li></ul>	

- Painting of buildings 16,17 and 18.
- Application of caulking and sealing of fascia boards on buildings 16,17 and 18.
- Installation of new external soffit screens to buildings 16,17 and 18.
- Installation of new roof on building 13 completed.
- Installation of Hardie board on upper façade walls.
- Application of putty and paint to fascia boards.
- Installation of new impact upper windows to building 13.
- Installation of new roof to buildings 14 and 15.
- Installation of new fascia boards and replacement of termite damaged truss beams to buildings 14 and 15.
- Installation of upper façade with furring strips and Hardie board building 13.

**Ongoing:**

- Installation of wooden fence buildings 14 and 15.

**Phase 2**

Completed to date:

- Installation of new roof on building 7, 8, 9, 10, 11 and 12 completed, City inspection passed, permit closed and punch list walk through completed.
- Installation of new impact upper windows to building 10, 11 and 12
- Application of putty and paint to fascia boards to building 10, 11 and 12
- Installation of upper façade with furring strips and Hardie board building 10, 11 and 12.

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**Ongoing:**

- Removal and Installation of wooden fence buildings 8, 9, 10, 11 and 12.
- Installation of upper façade with furring strips and Hardie board building 10, 11 and 12.

**Phase 1**

Completed to date:

- Installation of new roof on building 1, 2, 3, 4, 5, and 6 completed, City inspection passed, permit closed and punch list walk through completed.
- Application of putty and paint to fascia boards.
- Installation of new fascia boards and replacement of termite damaged truss beams to buildings 1, 2, 3, 4, 5 and 6.

**Ongoing:**

- Application of putty and paint to fascia boards on building 6, 7, and 8.
- Installation of upper façade with furring strips and Hardie board building 6, 7, and 8.
- Removal and Installation of wooden fences around buildings 6, 7, and 8.

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#### MATTERS FOR APPROVAL FROM BOARD

#### NEW DEVELOPMENTS

- S & D Engineering has submitted documentation as per TPO roofing as it pertains to Austro Construction undertaking periodic maintenance works on completed roofs and procedure for window installation of new/old windows as per NOA for Hardie Board Installation.
- Roofing works are completed on all buildings to date.
- S & D Engineering has inspected upper windows which were removed from units, and the evaluation of the inspection results have been submitted by EOR.
- S & D Engineering has inspected interior damage inside units, and an evaluation of damages has been submitted by EOR. Currently interior repairs are ongoing inside of units. Contractor to provide an updated list of units completed.
- Contractor is ready to proceed with restoration works to facades and walls.
- Discussions are ongoing between the contractor and EOR as to how to proceed with installation of Hardie board panels (Association to assist with providing support for MEP and HVAC works)
- S&D engineering in the process of preparing a preliminary assessment of condition of lower windows and sliding doors.

#### CONCERNS from board president

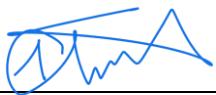
1. Insulation removal and not being replaced by contractor.
2. Clarification of NOA as it relates to furring strips.
3. Exterior patio finish.
4. Status of permits for structural repairs.

#### CONTRACTOR'S CONCERNS

5. Decision from board on the lower windows/sliding doors situation, seeing that works will soon commence on the structural restoration works on lower panels.
6. Decision from the board on technical assistance to contractor with regards to MEP and HVAC.

**S&D ENGINEERING AND CONSTRUCTION INC**

By:



5/28/202

Signature

Larry Alcendor

Project Manager