

PROJECT PROGRESS REPORT Week ending 4-12-2024.

April 12th, 2024

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

PROJECT TITLE	Roof Replacement, Concrete Restoration and Repairs
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WORK PROGRESS

Phase 4

Completed to date:

- All roofs on buildings 19 to 24.
- Wall and stucco repairs to the upper sections of buildings
- Power washing of upper wall.

Ongoing:

- Painting of upper walls
- Finishes to fascia boards (putty and paint).
- Removal of wooden trims to building 22.

Phase 3

- Roofs completed on buildings 16, 17 and 18.
- Fascia boards painted.

SD NEW DEVELOPMENTS

The contractor has received permits from the city to commence structural repairs to buildings 16, 17 and 21. Concrete restoration works will commence as of the 15th of April 2024, on buildings 21 and 22. The engineering inspector will commence the marking of areas needing repairs on the buildings.

S & D Engineering has submitted permit packages to the contractor for concrete restoration works on buildings 18 to 24 – Phase 4, contractor to work on submitting to the city for approval.

MATTERS FOR APPROVAL FROM BOARD

There are three areas of concern that need board approval in moving forward as urgent works.

Unit 1737

The owner has complained about water intrusion into one of the bedrooms. The proposed solution is to undertake the following:

- 1- Conduct a water test to the wall to see if the water intrusion is from any cracks in the walls.
- 2- Excavate trench 2ft x 2ft along wall to investigate if there are cracks in the wall below ground level.
- 3- If cracks are found, then perform the required crack repairs, apply waterproofing membrane, new stucco repairs. Backfill between curb and wall allowing for a slope towards the curb to prevent ponding of water.

There will be a cost to perform these works. Hence approval is needed from the board to move forward.

Unit 1764

Water intrusion into bedroom. The proposed solution is to undertake the following:

- 1- Excavate trench 2ft x 2ft along wall to investigate if there are cracks in the wall below ground level.
- 2- Possibly there are roots from a tree which is about 12 feet away causing structural damage to the building. The unit owner made a request to the City of Plantation to deal with the roots issue, but the response from the Public Works department is that the tree is the responsibility of the Condominium Association as it is within the property boundary.
- 3- If roots are encountered after performing the excavation, then those causing the damage to the building will be removed by engaging a professional arborist or a root removal specialist.
- 4- If cracks are found, then perform the required crack repairs, apply waterproofing membrane, new stucco repairs.

There will be a cost to perform these works. Hence approval is needed from the board to move forward.

SD
Unit 1741

There is a foundation failure which needs to be addressed to prevent further structural damage to the building. It has been proposed before to the previous board the following solution:

- 1. The engagement of Alpha Foundations (contact person Tony #772-579-7509) to undertake the repair works via the installation of Helical Piles to stabilize the foundation.
- 2. Perform the required crack and wall repairs.
- 3. The unit owner, Mr. Victor Posada, sent a complaint about possible water intrusion in some areas of the unit. These also need to be addressed using the same repair method proposed for unit 1737.

There will be a cost to perform these works. Hence approval is needed from the board to move forward.

CONCERNS from board president

Concerns were raised on the following.

1- New Facia Boards placed on rotten wood on units 1700 and 1704 - Bldg. #18

The situation was discussed with the contractor and Mr. Levy has given the assurance that the necessary corrective works will be done and completed before the 19th April 2024.

2- Commencement of work on building 22 before the agreed date which was circulated to residents being 15th April 2024.

Discussions were held with the contractor on Friday 12th April 2024 concerning the matter at hand. He was advised to respect the timelines agreed upon for commencement of works on the different buildings.

CONTRACTOR'S CONCERNS

1- Failure of Unit owners not adhering to notices: with regards to removing shutters, electrical appliances on wooden trims.

Contractor complains that this is slowing down work progress, is causing increase in labor costs to his company. Also, unit owners take ownership of storing shutters and appliances removed from the building.

2- Request for Meeting with Board, Engineer on Record.

Mr. Levy and Mr. Dorin Frai has requested a meeting with the Board of the Condominium Association, Property Management Company, The Attorney representing the Association and the Engineer on Record to discuss or revisit the terms of contractual engagement, terms of payment and the delays being caused to works in Phases 1, 2 and 3 because of the issue of door and window replacements. The requested date and time is 16th April 2024 at 6 or 7 pm.

However, I advise that the board make the necessary arrangement with the parties involved and advise on a possible time and date to meet with the contractor to have a discussion and address all concerns to allow for a smooth continuance of the restoration project.

S&D ENGINEERING AND CONSTRUCTION INC

By:

Larry Alcendor

Signature

Larry Alcendor

Project Manager