



PROJECT PROGRESS REPORT
Week ending 4-4-2025.

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

- 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 and 12 completed, City inspection passed, permit closed and punch list walk through completed.
- Installation of new impact upper windows to building 12.
- Application of putty and paint to fascia boards to building 7.
- Installation of roofing shingles to building 7.
- Installation of wooden fence buildings 7 and 12.
- Installation of upper façade with furring strips and Hardie board building 12.
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Ongoing:

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

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 3, 4, and 5.
- Installation of upper façade with furring strips and Hardie board building 3, 4, and 5
- Removal and Installation of wooden fences around buildings

SD

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 schedule for balance of buildings are as follows:
 - Bldgs 1,2 and 15 to be finished by December 20th.
 - Bldg 7 to be finished by January 20th.
 - Bldg 8 to be finished by February 4th
 - Bldg 14 to be finished by February 19th.
 - Bldg 3 to be finished by March 2nd.
 - Bldg 4 to be finished by March 16th
 - Bldg 5 to be finished by March 30th.
 - Bldg 11 to be finished by April 15th
 - Bldg 9 to be finished by April 30
 - Bldg 10 to be finished by May 15
- Roofing works are on schedule: currently ongoing on buildings 9 and 11:
- S & D Engineering has inspected upper windows which were removed from units, and the evaluation of the inspection results is being assessed by EOR.
- S & D Engineering has inspected interior damage inside units, and an evaluation of damages is being assessed by EOR.

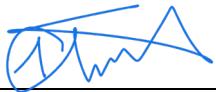
CONCERNS from board president

CONTRACTOR'S CONCERNS

1. Way forward for the completion of installation of upper windows.
2. Decision from board on the lower windows/sliding doors situation, seeing that works will soon commence on the structural restoration works on lower panels.

S&D ENGINEERING AND CONSTRUCTION INC

By:



4/4/2025

Signature

Larry Alcendor
Project Manager