



**PROJECT PROGRESS REPORT**  
**Week ending 4-4-2025.**

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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**WORK PROGRESS**

**Phase 4**

Completed to date:

- 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:

- Installation of exterior GFI electrical outlets and lighting fixtures.

**Phase 3**

Completed to date:

- 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



<b>MATTERS FOR APPROVAL FROM BOARD</b>

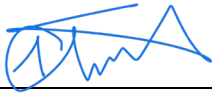
<b>NEW DEVELOPMENTS</b>
<ul style="list-style-type: none"><li>➤ S &amp; D Engineering has submitted documentation as per TPO roofing as it pertains to Austro Construction undertaking periodic maintenance works on completed roofs and procedure for window installation of new/old windows as per NOA for Hardie Board Installation.</li><li>➤ Roofing works schedule for balance of buildings are as follows:<ul style="list-style-type: none"><li>• Bldgs 1,2 and 15 to be finished by December 20th.</li><li>• Bldg 7 to be finished by January 20th.</li><li>• Bldg 8 to be finished by February 4th</li><li>• Bldg 14 to be finished by February 19th.</li><li>• Bldg 3 to be finished by March 2nd.</li><li>• Bldg 4 to be finished by March 16th</li><li>• Bldg 5 to be finished by March 30th.</li><li>• Bldg 11 to be finished by April 15th</li><li>• Bldg 9 to be finished by April 30</li><li>• Bldg 10 to be finished by May 15</li></ul></li><li>➤ Roofing works are on schedule: currently ongoing on buildings 9 and 11:</li><li>➤ S &amp; D Engineering has inspected upper windows which were removed from units, and the evaluation of the inspection results is being assessed by EOR.</li><li>➤ S &amp; D Engineering has inspected interior damage inside units, and an evaluation of damages is being assessed by EOR.</li></ul>

<b>CONCERNS from board president</b>

<b>CONTRACTOR'S CONCERNS</b>
<ol style="list-style-type: none"><li>1. Way forward for the completion of installation of upper windows.</li><li>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.</li></ol>

**S&D ENGINEERING AND CONSTRUCTION INC**

By:



4/4/2025

Signature

Larry Alcendor  
Project Manager