

PROJECT PROGRESS REPORT
Week ending 01-05-2026.

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 03

Completed to date:

- Roofs on all buildings at phase 3.
- Wall and stucco repairs on All buildings at Phase 3.
- Removal and Installation of wooden fences around the buildings.
- Painting of fascia boards buildings 13, 14 and 15.
- Application of caulking and sealing of fascia boards on buildings 13, 14 and 15.
- Installation of new external soffit screens to buildings 13, 14 and 15.
- Installation of upper façade with furring strips and Hardie board on all buildings at phase 3.

Ongoing:

- Preparation, material ordering and scheduling for the removal of T1-11 and installation of the Hardie Board Panels.



Phase 2

Completed to date:

- Roofs on all buildings at phase 2.
- Installation of new impact upper windows to all buildings at phase 2.
- Application of putty and paint to fascia boards to all buildings of phase 2.
- Installation of upper façade with furring strips and Hardie board building all buildings at phase 2.
- Stucco wall repairs are 100% completed on the 6 buildings.
- Installation of wooden fences at all buildings.

Ongoing:

- Ongoing installation of new Hardie Board Panels of on the exterior walls at buildings 8, 11, 12.
- Preparation, material ordering and scheduling for the removal of T1-11 and installation of the Hardie Board Panels, for Buildings 7, 9, 10.

Phase 1

Completed to date:

- Installation of new roofs on buildings 1, 2, 3, 4, 5, and 6.
- 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.
- Stucco wall repairs are 100% completed on the 6 buildings.
- Installation of upper façade with furring strips and Hardie board building all buildings at phase 1.

Ongoing:

- Ongoing installation of new Hardie Board Panels of on the exterior walls at buildings 1, 2, 6.
- Preparation, material ordering and scheduling for the removal of T1-11 and installation of the Hardie Board Panels, for Buildings 3, 4, 5.



NEW DEVELOPMENTS

- Contractor started with restoration works to facades and walls. All structural permits have been approved.
- Live Electric to start performing the MEP work at Phases 1,2 and 3, after BOD Approval.
- Review of the contract with (Live Electric) is approved.

CONTRACTOR'S CONCERNS

1. Austro Construction is waiting for MEP Contractor to start work, in order to move forward with the installation of the Hardie Board Panels, (Pending).



Should you have any questions or concerns, please contact us.

S&D ENGINEERING AND CONSTRUCTION INC

By:

11/21/2025

Signature

Anas Almousa, P.E.

Project Manager