

08/21/2026 Water View Rehabilitation Project Update

Re: Project management team review on 8/21/2026.

PLEASE DO NOT CONTACT WKM OR THEIR EMPLOYEES DIRECTLY. PLEASE CONTACT LEADING EDGE OR THE BOARD VIA EMAIL FOR ANY CONCERNS. HARASSING CONSTRUCTION EMPLOYEES IS INAPPROPRIATE AND DELAYS PROGRESS.

- Common area
 - Pool open, new chairs, tables, umbrellas
 - New West parking and north side parking lot closure, note new traffic pattern, to be opened up next week to allow for more parking
 - Plumbing evaluation of each unit complete, waiting on report for potential repairs eta 8/25/26.
- West Bldg.
 - North Stair Started 7/20/26 as planned
 - Estimating North stairs complete 11/12/26
 - Knee walls removed, Scaffolding installed, working on stucco repair, Landing in fabrication eta 9/18/2026
 - Work to be completed yet:
 - stairs
 - South stairs open, minor topics to be addressed
 - Diamond plate around fire pipe penetrations to be installed next week.
 - Unit entry door paint – tbd schedule, looking to be after Labor Day in September
 - Lighting replacement tabled for later to budget, Mark started lighting reconditioning – 5th floor first area, looking good. Replacement lights for damaged fixtures installed.
- East Bldg.
 - Stairs
 - North Stair completion delayed
 - Wall repaired and patched, stringers installed, hat channel installed, working on intermediate landing and cover plates for fire pipe. Landing modification in process
 - Treads to be eta 8/25, installation following quickly in a day or two
 - South stairs start delayed, estimated completion still 12/23/26

- Atrium wall complete
- Walkway Railing install complete
- Balcony Scaffolding installed, balcony work beginning ahead of schedule. Core drilling for railing. All balcony flooring removed and profiled.
- Walkway floor painting started. Due to technical issue top coating prior to Gemstone was stopped and pending rework. All 5 floors to be reworked. **UPDATED SCHEDULE TO BE COMMUNICATED NEXT WEEK**
- **Aug 4, 2026 – 1/15/27 – intercoastal balconies CLOSED – NOTE ACCELERATION OF SCHEUDLE**
- **Approx 1/25/27 TO 5/20/27 – pool facing balconies CLOSED – NOTE ACCELERATION OF SCHEUDLE**
- Note area in middle of East building on south side where there is a window likely to require extensive repair.
- South wall stucco removal in process and more extensive than planned, planning to be complete 8/27
- South wall work 7/15/26 – 8/26/26
- North wall work 8/27/26 – 10/7/26
- **East Building Intercoastal facing balcony work is underway. All furniture, window treatments, screens near the balcony as previously communicated must be moved no later than 8/28/2026 or it will delay progress on that side of the building and specific units. Installation of the temporary wall and work on that side of the building will begin on units which are prepared first. Units not ready by 8/28, may experience a delay or costs associates with removal of the items in order to move forward. Please help us keep the project on schedule.**