

PROJECT STATUS REPORT

PROJECT SUMMARY

REPORT DATE	PROJECT NAME	PREPARED BY
September 30, 2025	Phase 2 Restoration	Frank Frois

STATUS SUMMARY

The restoration work at SandCastle I continuous on several fronts. The contractor, WKM, has crews working on the garage, north tower, south wall and walkways. As well, the crew from Gemstone is hard at work on the 2nd and 3rd stack balconies. Phase 2 work is schedule to be completed by the middle of January 2026 if no severe down time is experienced due to major weather events or any other circumstances.

Balcony Railings: During the first phase of work in 2023/2024, only the corner stack balcony railings were replaced. In phase 2, all the remaining balcony railings will be replaced. The railings on the 02 & 03 stacks have been replaced. The railings have been removed on the 04 & 05 stacks and the contractor will be installing the new railings during the first half of October. The stage will be moved to the 06 & 07 stacks about mid month. The railings will be removed at this time. Once work begins on a stack, all balconies must be clear of furniture and the contractor will secure the patio doors from the exterior for safety. All owners on the 05 & 06 stacks should be removing all their balcony furniture over the next week or so. If the contractor has to arrange for removal of contents, owners will be charged a fee.

Balcony Waterproofing: The concrete sloping/repairs and sealing of balconies on the 02 & 03 stacks have been completed and Gemstone is now applying the final Gemstone waterproofing application. All 02 & 03 balconies should be finished by mid month. The sloping & repairs of the concrete balcony deck will then be done on the 04 & 05 stacks after mid month. The railing on the 04/05 drop is underway. The old rails have been removed, and minor stucco and rust spots are being repaired. This drop should also be completed in about 2 weeks. In 1 weeks or so, the 02/03 stage will move to the 06/07 stack to begin railing removal/replacement and Gemstone will move to the 04/05 stack.

Stucco Repairs: Our contractor is currently working on the north wall performing stucco repairs in areas identified by our engineer. There's considerable de-bonding/delaminating of the stucco on the north tower facing east. The entire stucco coating had to be removed because it was more economical to strip the entire face of the tower and apply a fresh stucco coating. Stucco work continuous on the south wall and the stage will be moved from the north tower to the centre tower. Once the stage is set-up to start work on the centre tower, the ground floor awning will be removed. This should be done by mid-month. The contractor will erect a safety platform above the front entrance to protect the entrance doors. When work on the centre tower is ongoing, owners/guests will be asked to use the Recreation Room entrance to get to the 2nd. Floor to use to use the elevators.

Garage: The work in the garage has come to a standstill until the contractor installs shoring posts on the balcony and living rooms of units 206,207,306,307,406 and 407. This is required to ease the load of the garage column that needs to be re-built. The column has extensive damage and in order to repair it, the load it carries must be supported. The engineer prepared a shoring plan and is confident that we will not have to shore above the 4th floor. The repair of the garage column will take one week.

There is also another column directly below the 02 stack in the garage that is also in poor condition; however, shoring this column is not feasible, so the engineer is preparing a plan to sleeve the column. This would add another 4-5 inches to the width of the column on either side. Currently most parking stalls have a 4" round bollard on either side of the column. These

bollards will be removed and a safety rubber bumper will be installed. The repair to this column will only be done after the 07 stack column is done. No work on other columns can be done until these 2 columns are repaired. The contractor will be working Saturdays from now on to try to catch up on garage repairs.



Damage to the 02 stack column.



Condition of one of the columns supporting the 02 stack





Condition of the column below the 06/07 stacks and concrete damage on various elevator lobbies



All stucco has been removed from the north tower face due to severe delaminating.



North tower stucco completely removed due to de-bonding.



New look elevator cab

Walkways & Elevator Lobbies:

All the walkways have been stripped of all the old waterproofing material. Concrete repairs are underway including window sills. If your window sill has several red markings on it, it's a good bet it will be repaired or rebuilt. Walls and ceilings are also being chipped of any visible spalls and there are many. Owners and guests should exercise caution when using the walkways.

Waterproofing: It generally takes one week for the waterproofing material to fully cure/dry. After application, the product is surface dry in 5-7 hours depending on outdoor temperature and humidity levels. Owners on the 01, 02 & 03 stacks will be able to use their balconies now. Please remember not to place heavy furniture on the balcony until the Gemstone is fully cured. Balconies on the 04 & 05 stacks will be done in the next 2 weeks.

Parking: Parking at Sandcastle I is still limited. During the construction period, a number of parking spots will be taken up by the contractor. During the construction period owners are advised there is no assigned parking. Please park where you can find a spot. Owners should also be aware the landscaping along Gulf Blvd. is now complete and it looks great. The parking curbs indicating the various assigned parking spots are all over the place and will have to be re-set. Some of the curbs will have to be replaced and re-numbered.

Lobby & Elevator Cab Refresh: The interior of the elevators will be re-done in the next month or so. Below is a rendering of the of the new interior. Our elevator company will be working on this sometime in November.

The lobby is scheduled for a refresh the first week in November. The lobby walls take considerable abuse from guests. Luggage carts, grocery carts as well as contractor materials all contribute to the damage we see on the walls. The materials being used in the lobby are durable enough to withstand the wear & tear of everyday use. The intent with the lobby refresh is to improve the general aesthetics/appearance while using existing materials the contractor has in storage. The material & labor to re-fresh the lobby is being provide free of charge to the Association.

Beach Re-nourishment:

The beach re-nourishment done by the County is now completed. Our beach looks great. They added at least another 200 feet of beach in front of SandCastle 1. The SCI Board had voted not to have the sand dune replaced.

Walkways Waterproofing:

The contractor will start sloping and prepping the 8th to the 10th floor walkways after Thanksgiving. Once the walkway is sealed, it will be painted followed by the Gemstone application. Owners will be informed when the contractor is ready to start on their floor. Please avoid walking on the walkway for at least 7-8 hrs after application. Owners who have contractors working on their units need to make them aware of this. If for any reason the Gemstone application is damaged by a contractor or owner/guest, they will be responsible for repairs or re-application.

While working on the south wall, it was necessary to move some electrical conduits. This was approved by the Board and outside contractor will require 2-3 weeks to complete the work.

Some damage was found on the south side and walkways. This work is performed by a sub-contractor and WKM is currently waiting on their availability to repair the cables.

NEXT UP-DATE WILL BE DONE BY THE END OF OCTOBER. ONCE WE'RE AWARE OF THE GEMSTONE WALKWAY SCHEDULE, OWNERS WILL BE INFORMED AHEAD OF TIME.