



April 17, 2026

Sea Dunes Condominium Association Inc.

c/o Mr. Wynn Fendig

via email: Wynn Fendig <jwffendig@fendiggroup.com>

Amelia Island Management

5440 First Coast Highway

Amelia Island, Florida 32034

Renovation Project Status Report

(Period covered 4/6/2026 - 4/17/2026)

Sea Dunes Condominium Association











Amelia Island, Florida 32034



Project Start Date: January 26, 2026

Construction Solutions Inc. is providing oversight for the Renovation Project.

Weather

6  70° 59°	7  66° 62°	8  68° 62°	9  72° 61°	10  75° 60°
13  80° 62°	14  82° 63°	15  83° 64°	16  84° 62°	17  83° 65°

Current Weather Delays to Date 7: 2/10, 3/12, 3/16, 4/6, 4/7, 4/8, 4/9

Project Summary

Fields mobilized on Monday, February 26, and commenced project start-up activities, including establishment of the staging area, installation of temporary fencing and railings, and implementation of the required fall-protection measures.

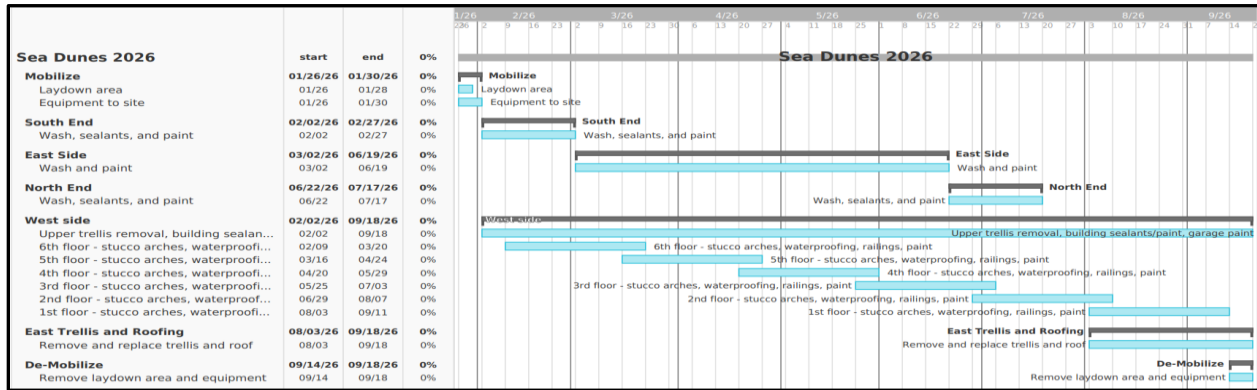
To date, tile and archway demolition has been completed on the 6th, 5th, 4th, 3rd, and 2nd floor west walkways. Hollow-core concrete repairs have been completed from the 6th through the 2nd floor. Joint repairs within the hollow-core system are now underway on the 6th floor and will proceed sequentially through the remaining levels. Archway rebuilds are in progress on the 6th and 5th floors.

Removal of the existing waterproofing at the stair towers has been completed as well as concrete repairs to address surface irregularities. Stucco and soffit repairs, along with new sealant applications, are ongoing at the west elevation & standalone garages.

On the east elevation, stucco, sealant, and coating repairs at Drops 1, 2, and 3 have been completed. Work at Drop 4 is currently underway but experienced delays last week due to adverse weather conditions.

Progress at the west elevation has been impacted by the extent of additional hollow-core concrete repairs. As a result, Fields has revised the project schedule to reflect current site conditions, as outlined below. Note the overall project completion date has not changed at this time.

Sea Dunes Project Schedule



Current Project Timeline

East Elevation

- Painting: Anticipated completion on or before May 25, 2026 (Memorial Day)

West Elevation

Structural Repairs – Hollow Core Slabs:

- Expansion Joint and Crack Repairs (Floors 2–6): Anticipated completion by June 15, 2026. This will require demolition of concrete and will generate considerable noise.

Arches:

- Arch Framing (Floors 6–2): Anticipated completion by May 4, 2026
- Sheathing & Fluid-Applied Barrier (Floors 6–2): Anticipated completion by May 25, 2026

Walkway & Exterior Envelope Work:

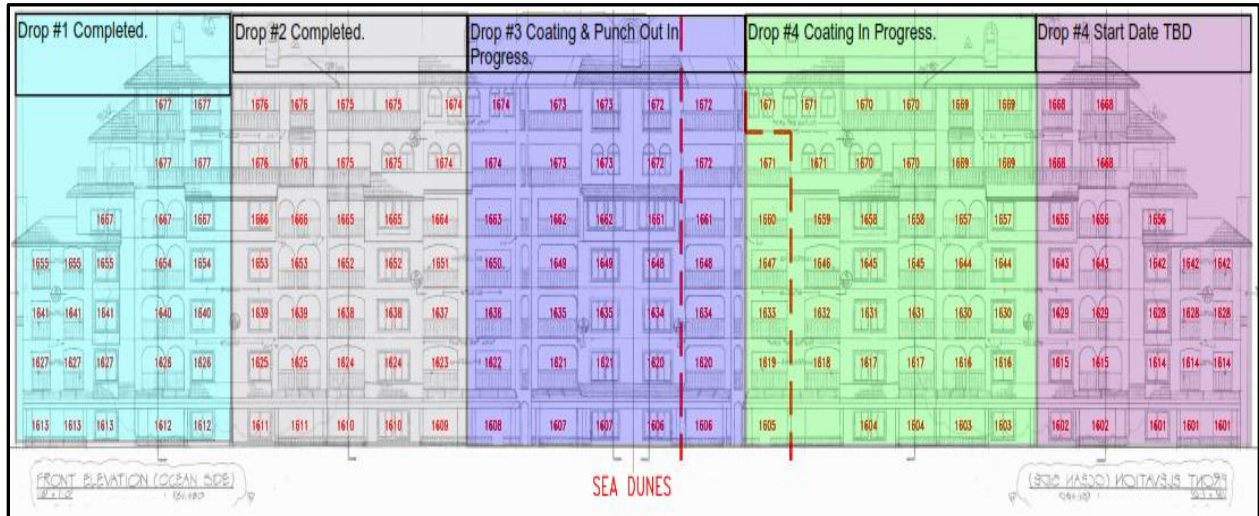
- Sloped Topping and Flashing Installation (Floors 6–2): Anticipated completion by July 6, 2026
- Stucco Installation (Floors 2–6): Anticipated completion by August 17, 2026

Waterproofing:

- Start Window: Anticipated to commence as early as mid-July, with a latest start target of August 1, 2026

Note: All dates are subject to change based on weather conditions, field conditions, and material availability

East Elevation Drop Sequencing



Sea Dunes Renovation Project SOW Progress Sheet														
	Stucco & Concrete Repairs	Install Emsel & Dietrich Joints	Pressure Wash & Paint	Remove & Replace Archways	Replace all Dryer Vents	Remove & Replace all Plane Change Sealants	Remove Existing Tile & WP	Grind & Level Walkway	Install Neogard Waterproofing	Paint Commons Doors	Install new Handrails Rails	Paint Entry Doors	Install Temp Rails	Remove West Trellis
West 6th Floor	In Progress			In Progress	Completed	In Progress	Completed	In Progress					Completed	N/A
West 5th Floor	In Progress			In Progress	Completed	In Progress	Completed	In Progress					Completed	Completed
West 4th Floor	In Progress			In Progress	Completed	In Progress	Completed	In Progress					Completed	N/A
West 3rd Floor	In Progress			In Progress	Completed	In Progress	Completed	In Progress					Completed	N/A
West 2nd Floor	In Progress			In Progress	Completed	In Progress	Completed	In Progress					Completed	N/A
West 1st Floor					Completed									N/A

Sea Dunes Renovation Project SOW Progress Sheet							
	Stucco & Concrete Repairs	Pressure Wash & Paint	Trellis	Remove & Replace all Plane Change Sealants	Install Rails	Remove Existing WP	Install Neoguard WP
South Elevation							
East Elevation	In Progress	In Progress			N/A	N/A	
North Elevation					N/A	N/A	
South Stair Tower						Completed	
North Stair Tower						Completed	
Detached Garage	In Progress			In Progress	N/A		



Photograph 1. 6th floor archway sheathing installation in progress.



Photograph 2. 6th floor archway sheathing installation and hollow core seam repairs in progress.



Photograph 3. 6th floor hollow core panel seam repairs in progress.



Photograph 4. 6th floor hollow core panel seam repairs in progress.



Photograph 5. 5th floor archway framing installation in progress.



Photograph 6. 5th floor archway framing installation in progress.



Photograph 7. Delaminated stucco repairs in progress.



Photograph 8. Delaminated stucco repairs in progress.



Photograph 9. Four lost days of production due to local nor'easter conditions.



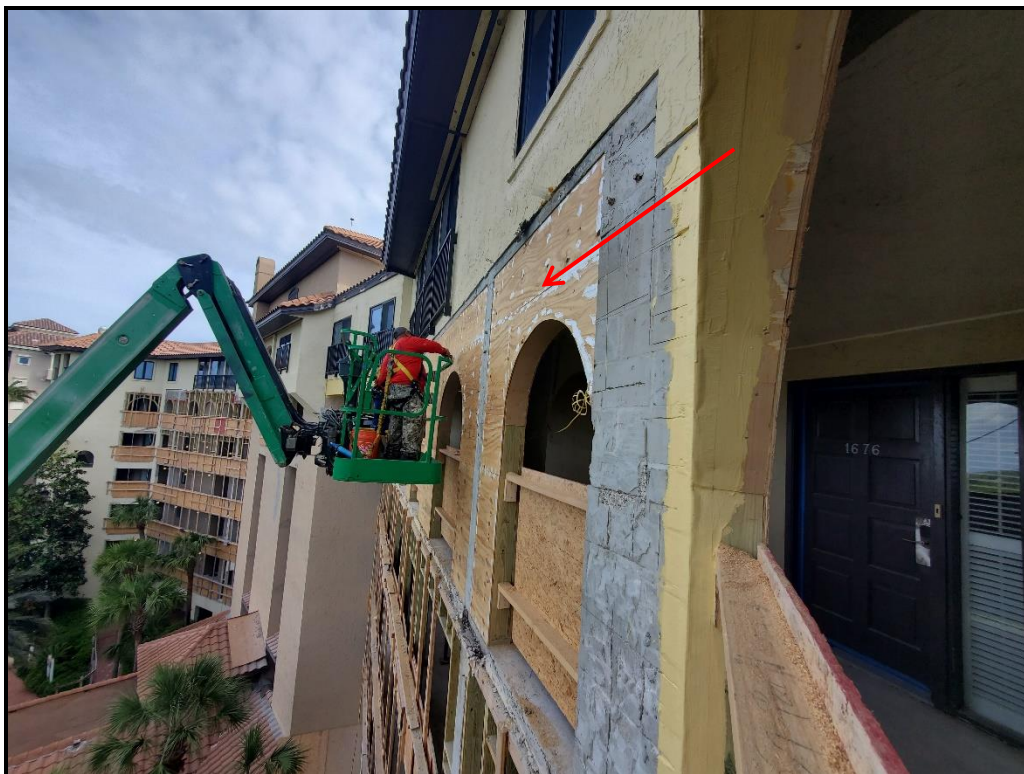
Photograph 10. Drop 3 & 4 protection re-installed and primer coat application in progress.



Photograph 11. 6th floor archway rebuilds in progress.



Photograph 12. 6th floor archway sheathing installation in progress.



Photograph 13. 6th floor archway weather barrier installation in progress.



Photograph 14. 6th floor hollow core seam repairs in progress.



Photograph 15. 6th floor hollow core seam repairs in progress.



Photograph 16. 6th floor completed hollow core seam repair with proper control joint.



Photograph 17. 6th floor completed hollow core seam repair with proper control joint.



Photograph 18. Drop 4 primer coat application in progress.



Photograph 19. Drop 3 wall coating application completed, punch in progress.



Photograph 20. Drop 3 topcoat nearing completion, Drop 4 primer coat application underway.



Photograph 21. 6th floor archway sheathing installation in progress.



Photograph 22. 6th floor archway sheathing installation in progress.

Thank you for the opportunity to provide our services. If you have any questions concerning this report, please do not hesitate to contact us.

Sincerely,
Construction Solutions Inc.,

Dan Skinner
Dan Skinner
Project Manager

Construction Solutions, Inc. provides specialized engineering and project management solutions to commercial, multi-family, institutional, and high-end residential customers throughout the Southeast. We are proud to have thousands of satisfied customers in our over 20-year history. The Jacksonville Business Journal recently designated Construction Solutions, Inc. as one of the top 50 fastest growing private companies in Northeast Florida. We are ranked in the top 25 engineering firms and top 50 commercial construction contractors in Northeast Florida for 2014 through 2017. We have recently received personal recognition from Senator Marco Rubio, Senator Bill Nelson, Governor Rick Scott and various other leaders in our community. Jason Hambrecht, President & CEO, was awarded Business Leader of the Year for 2015 by the Fernandina Beach—Amelia Island—Yulee Chamber of Commerce.