



May 1, 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 4/20/2026 - 5/1/2026)**











Sea Dunes Condominium Association

Amelia Island, Florida 32034



**Project Start Date: January 26, 2026**

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

<u>Weather</u>				
20  75° 52°	21  83° 60°	22  81° 56°	23  83° 59°	24  85° 61°
27  84° 62°	28  90° 64°	29  89° 65°	30  90° 65°	1  90° 61°

**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 required fall-protection measures.

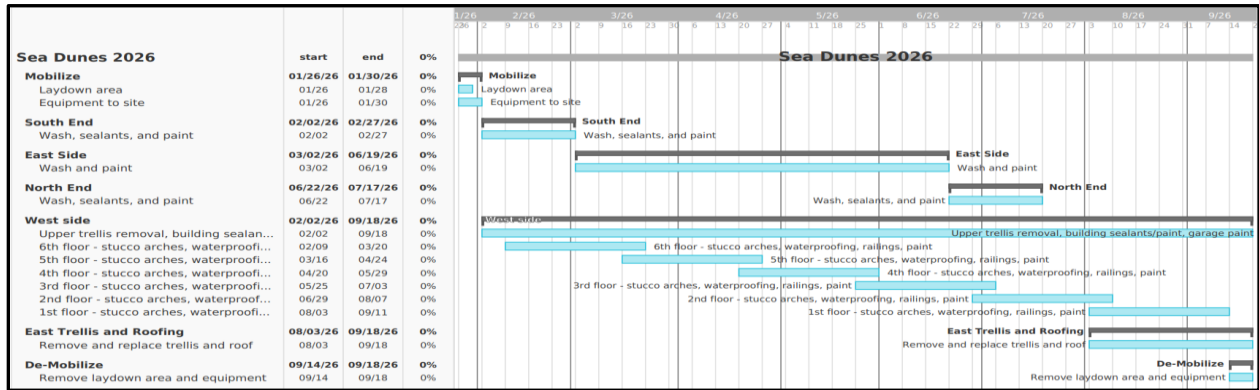
To date, tile and archway demolition has been completed at the 6th through 2nd floor west walkways. Hollow-core concrete repairs are complete from the 6th through the 2nd floors, with joint repairs completed at the 6th and 5th floors and currently underway at the 4th floor. Archway rebuilds are complete at the 6th, 5th, and 4th floors and are in progress at the 3rd and 2nd floors.

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

On the east elevation, stucco, sealant, and coating repairs at Drops 1, 2, and 3 have been completed, with work at Drop 4 currently underway.

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. The overall project completion date remains unchanged 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:

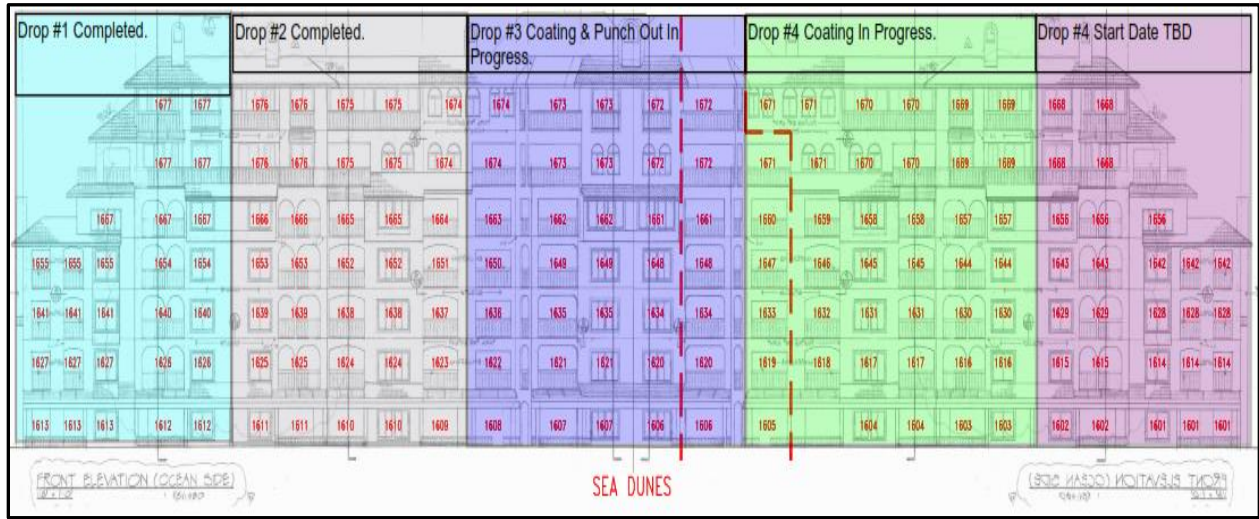
- Sloped Topping and Flashing Installation (Floors 6–2): Anticipated completion by July 6, 2026
- Stucco Installation (Floors 2–6): Anticipated completion by August 17, 2026

#### Waterproofing:

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

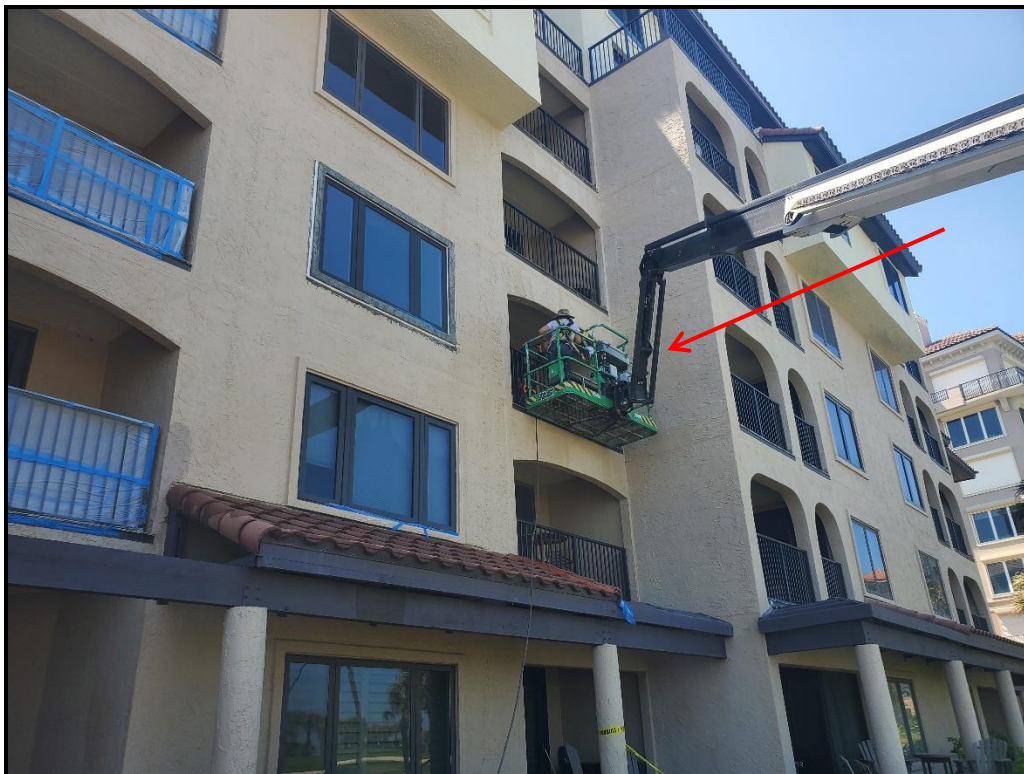
*Note: All dates are subject to change based on weather conditions, field conditions, and material availability*

### 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. Drop 4 pressure washing in progress.**



**Photograph 2. Drop 3 coating application complete, punch work in progress.**



**Photograph 3. Drop 3 soffit coating application complete.**



**Photograph 4. Drop 3 wall coating application complete.**



**Photograph 5. Drop 3 wall coating application complete.**



**Photograph 6. 5<sup>th</sup> floor hollow core seam repairs in progress.**



**Photograph 7. 5<sup>th</sup> floor hollow core seam repairs in progress.**



**Photograph 8. 5<sup>th</sup> floor hollow core seam repairs in progress.**



**Photograph 9. 6<sup>th</sup> floor archway rebuilds nearing completion, fluid applied weather barrier application in progress.**



**Photograph 10. 6<sup>th</sup> floor archway rebuilds nearing completion, fluid applied weather barrier application in progress.**



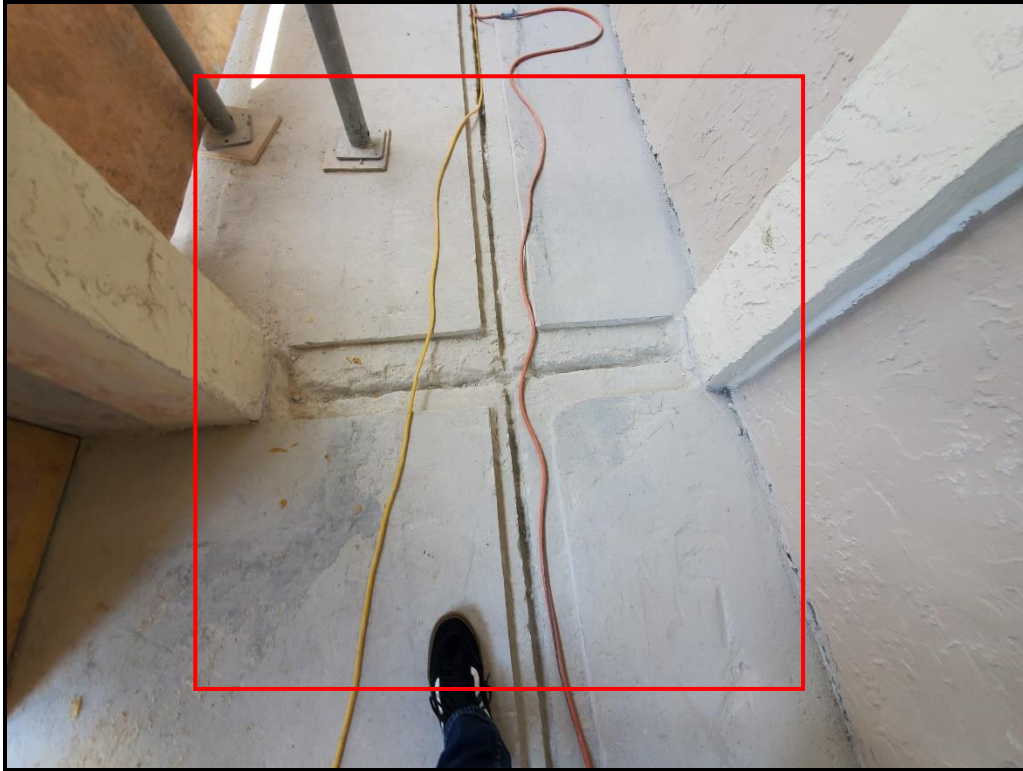
**Photograph 11. 5<sup>th</sup> floor archway rebuilds in progress.**



**Photograph 12. 5<sup>th</sup> floor archway and fluid applied weather barrier installation in progress.**



**Photograph 13. 5<sup>th</sup> floor hollow core seam repairs in progress.**



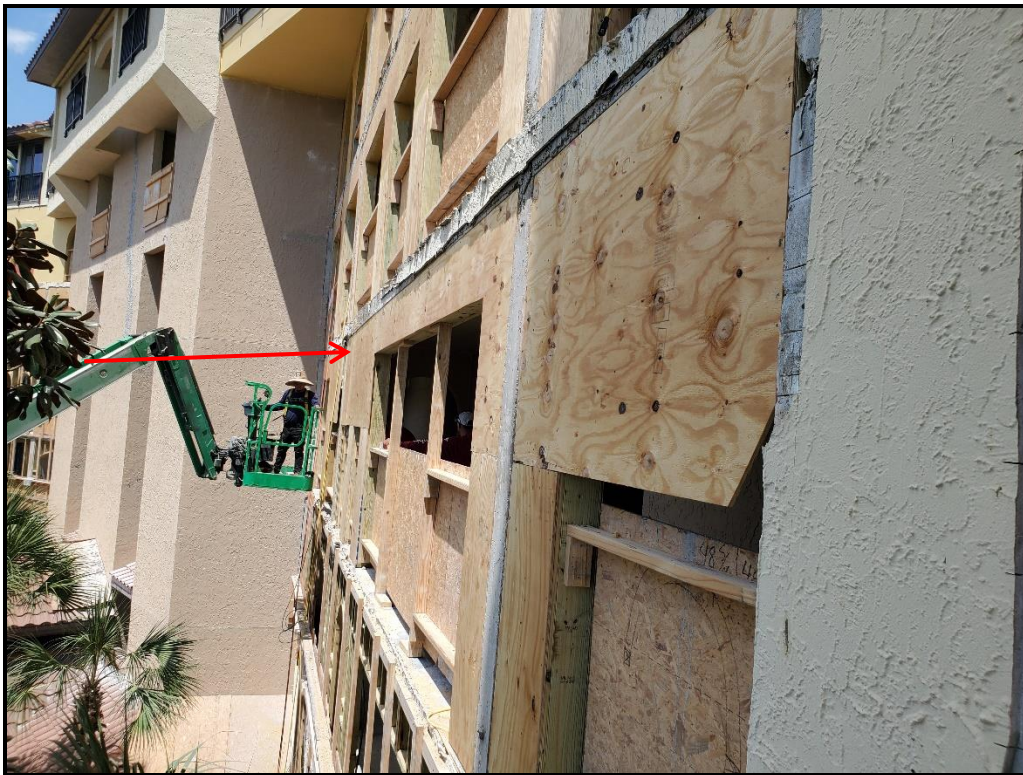
**Photograph 14. 5<sup>th</sup> floor hollow core seam repairs in progress.**



**Photograph 15. 5<sup>th</sup> floor hollow core seam repairs in progress.**



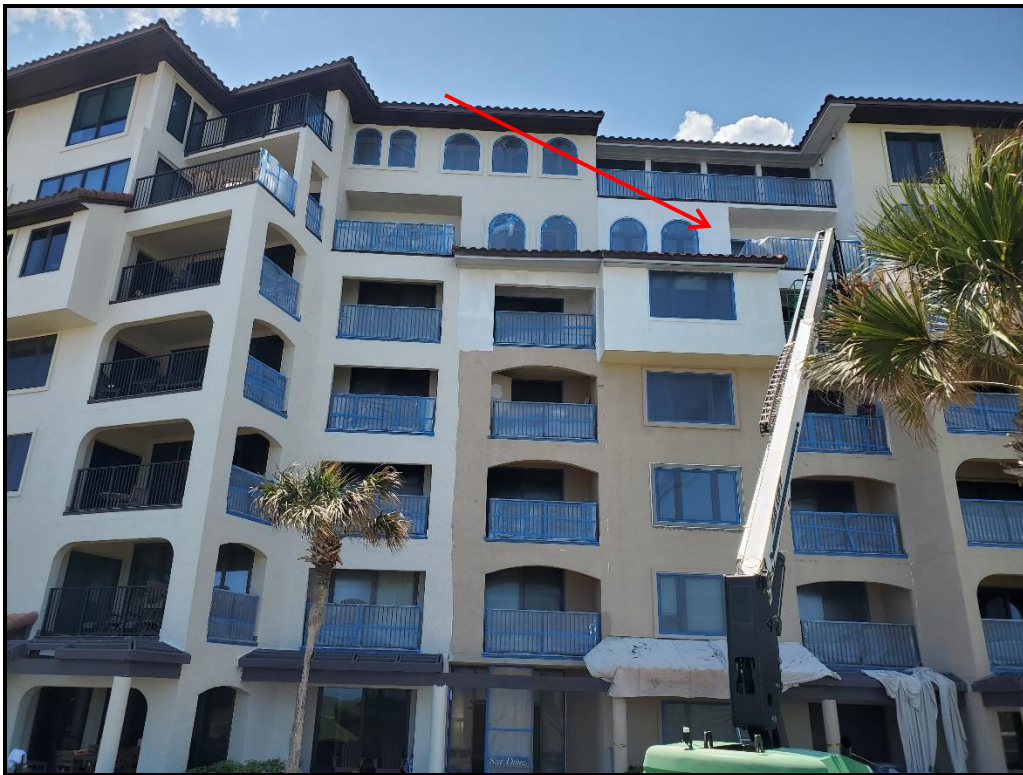
**Photograph 16. 4<sup>th</sup> floor archway sheathing installation in progress.**



**Photograph 17. 4<sup>th</sup> floor archway sheathing installation in progress.**



**Photograph 18. 3<sup>rd</sup> floor archway framing installation in progress.**



**Photograph 19. Drop 4 wall primer coat application in progress.**



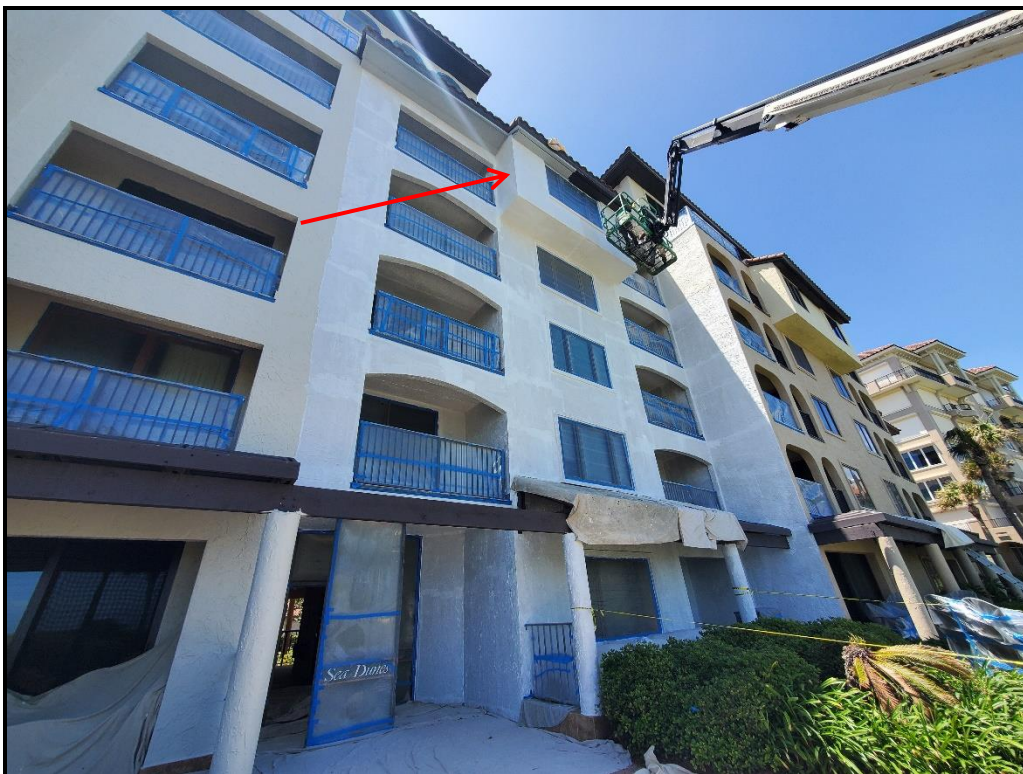
**Photograph 20. Staloned garage sealant application nearing completion.**



**Photograph 21. Drop 3 coating application complete.**



**Photograph 22. Drop 3 coating application complete.**



**Photograph 23. Drop 4 topcoat application in progress.**



**Photograph 24. Drop 4 topcoat application 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.*