



May 15, 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 5/4/2026 - 5/15/2026)

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

4  76° 59°	5  78° 64°	6  84° 69°	7  85° 72°	8  77° 67°
11  89° 71°	12  73° 69°	13  77° 65°	14  85° 63°	15  80° 67°

Current Weather Delays to Date 9: 2/10, 3/12, 3/16, 4/6, 4/7, 4/8, 4/9, 5/12, 5/13

Project Summary

The Sea Dunes Renovation Project continues to progress on both the east and west elevations despite several weather-related delays. Current weather delay days total nine, including impacts experienced on May 12 and May 13.

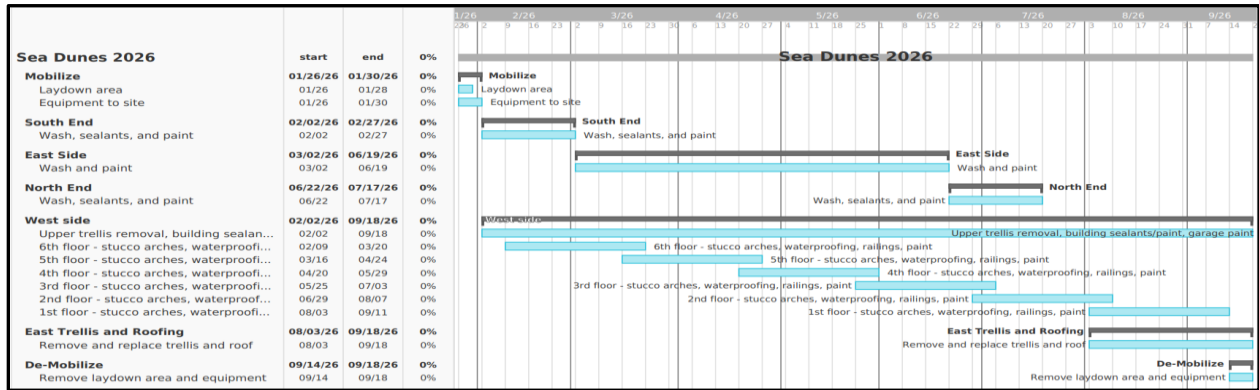
To date, tile and archway demolition has been completed from the 6th through 2nd floor west walkways. Hollow-core concrete repairs at these levels are substantially complete, with joint/seam repairs currently ongoing at the 3rd floor. Archway rebuilds have been completed on the 6th through 2nd floors. Archway demo is underway on the first floor and will be completed by the end of next week.

On the east elevation, stucco, sealant, and coating repairs at Drops 1, 2, and 3 have been completed, with Drop 4 currently in progress. Additional stucco, soffit, and sealant repairs also remain underway at the west elevation and detached garages.

Due to the extent of additional hollow-core concrete repairs encountered during construction, portions of the project schedule have been adjusted to reflect existing field conditions. At this time, the overall project completion date remains unchanged.

Current schedule projections anticipate completion of east elevation painting by May 25, 2026, hollow-core expansion joint and crack repairs by June 15, 2026, sloped topping and flashing installation by July 6, 2026, and stucco installation by August 17, 2026. Waterproofing operations are anticipated to commence between mid-July and August 1, 2026.

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:

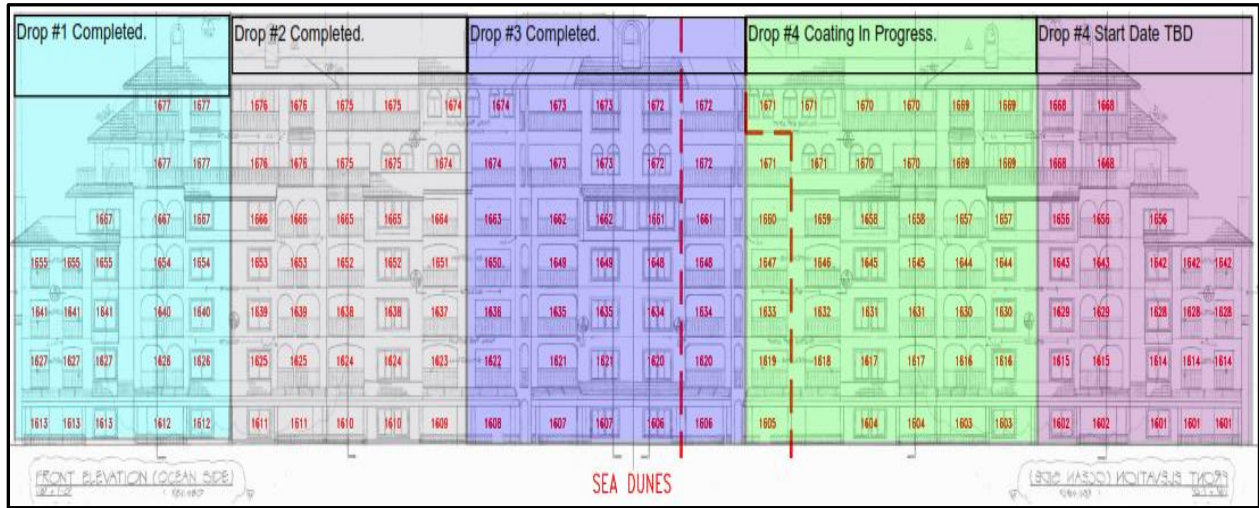
- Sloped Topping and Flashing Installation (Floors 6–2): Anticipated completion by July 6, 2026
- Stucco Installation (Floors 2–6): Anticipated completion by August 17, 2026

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 top coat application in progress.



Photograph 2. Drop 4 primer coat application in progress.



Photograph 3. Drop 3 wall coating application completed.



Photograph 4. Drop 3 wall coating application completed.



Photograph 5. Drop 4 primer coat application in progress.



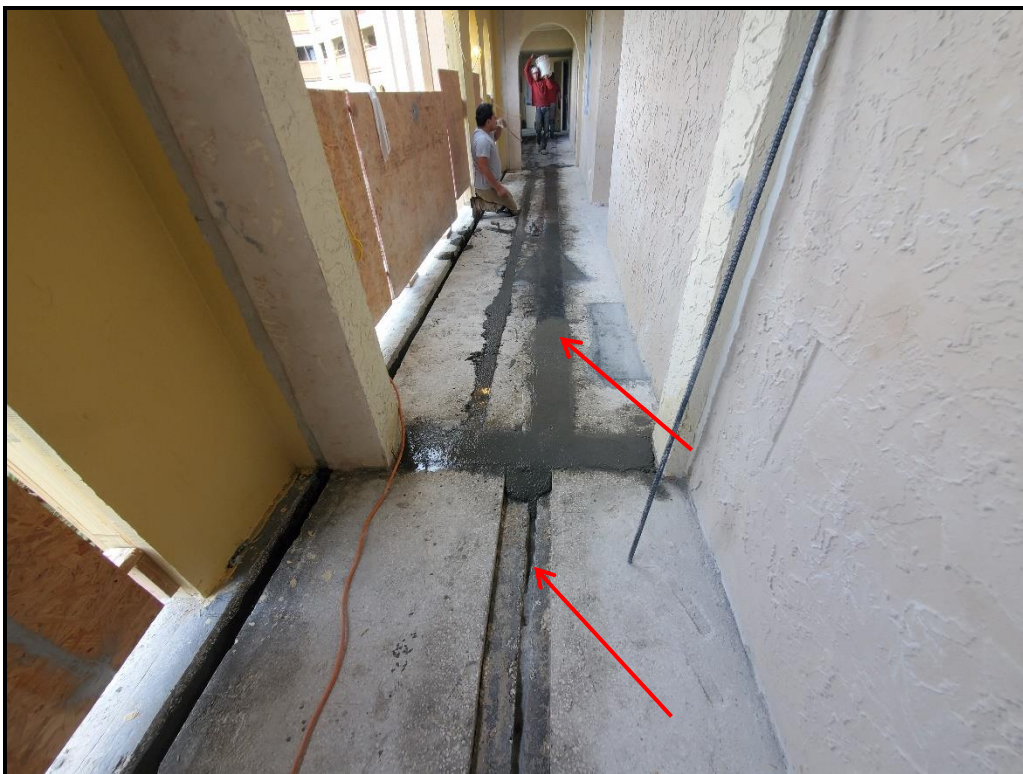
Photograph 6. Northwest elevation archway rebuilds nearing completion.



Photograph 7. Southwest elevation archway rebuilds nearing completion.



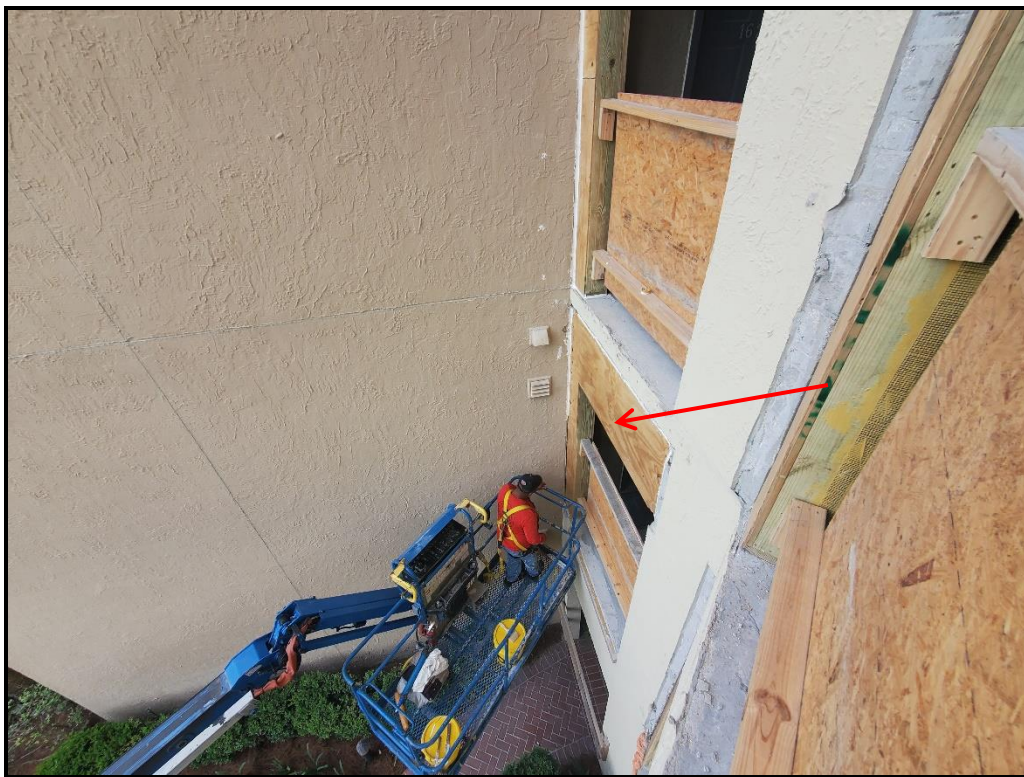
Photograph 8. 4th floor hollow core seam repairs in progress.



Photograph 9. 4th floor hollow core seam repairs in progress.



Photograph 10. 4th floor hollow core seam repairs in progress.



Photograph 11. 2nd floor archway rebuilds in progress.



Photograph 12. 3rd floor hollow core seam repairs in progress.



Photograph 13. Archway rebuilds nearing completion.



Photograph 14. Archway rebuilds nearing completion.

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.