



July 16, 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 7/6/2026 - 7/17/2026)

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

13  90° 75°	14  95° 73°	15  90° 75°	16  90° 75°	17  92° 74°
20  90° 76°	21  91° 77°	22  93° 76°	23  91° 76°	24  91° 75°

Current Weather Delays to Date 15: 2/10, 3/12, 3/16, 4/6, 4/7, 4/8, 4/9, 5/12, 5/13, 6/10, 6/16, 6/19, 7/2, 7/3, 7/6

Project Summary

The Sea Dunes Renovation Project continues to progress without any impact on the overall project completion date in September.

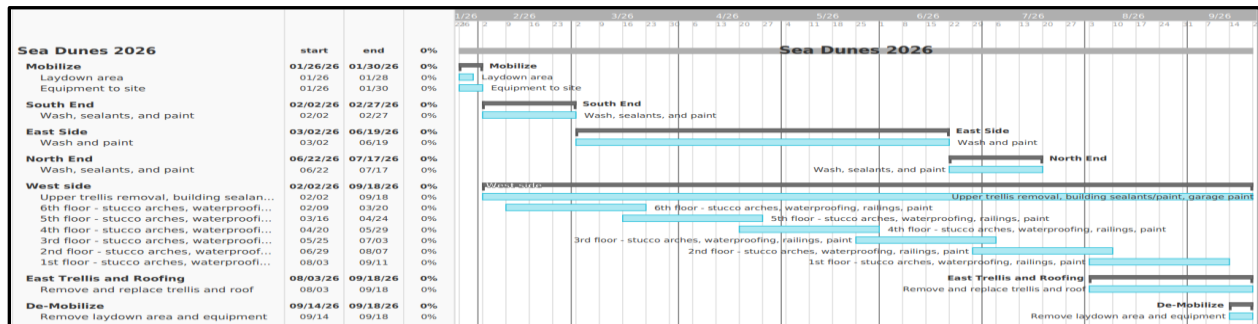
To date, tile and archway demolition have been completed on the 6th through 2nd floor west walkways. Hollow-core concrete, joint and seam repairs are completed. Archway rebuilds have been completed from the 6th through 1st floors. Stucco system installation is in progress on the 6th floor.

Beginning June 8, 2026, the contractor will start installing the sloped topping material on the west elevation walkways, beginning at the south half of the 6th-floor walkway and progressing downward one floor at a time. Each level is expected to take approximately three weeks to complete. To maintain resident and renter access, the work will be completed in phases, with temporary plywood walkways installed as needed over curing areas ensuring safe access to all units. *Floors 6,5 and 4 are completed, 3rd floor is in progress.*

On the east, north & south elevations, stucco, sealant, and coating repairs are completed.

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 (slight delays due to weather and holidays) 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: Completed.

South & North Elevation

- The north & south elevations are completed.

West Elevation

Structural Repairs – Hollow Core Slabs:

- Expansion Joint and Crack Repairs (Floors 2–6): Completed.

Arches:

- Arch Framing, Sheathing & Weather Barrier (Floors 1–6): Completed.

Walkway & Exterior Envelope Work:

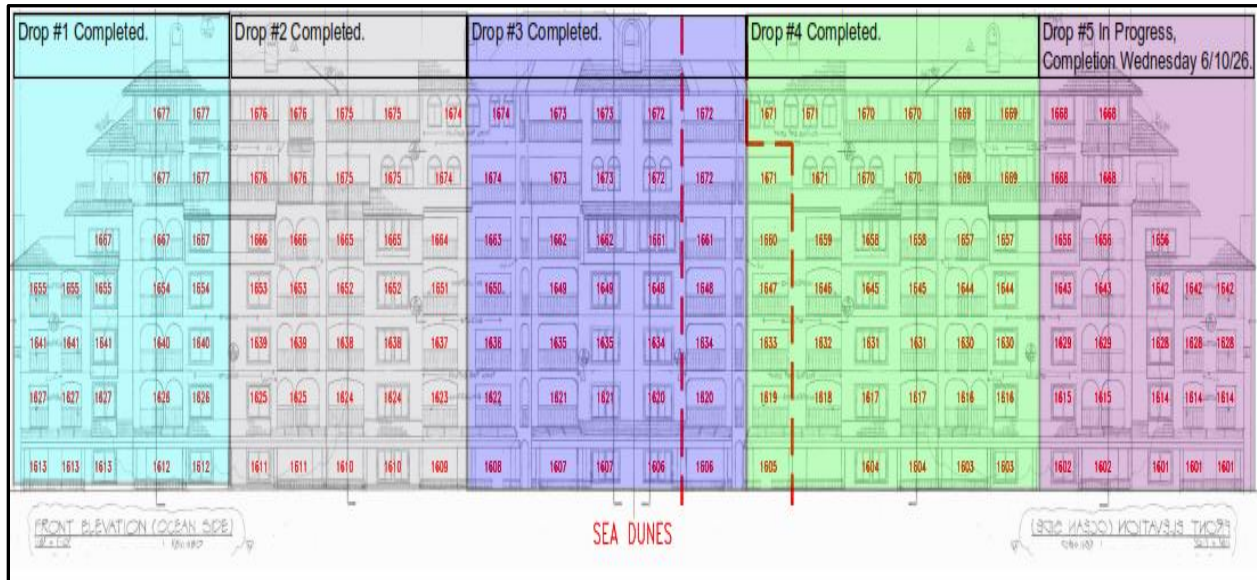
- Sloped Topping and Flashing Installation (Floors 2–6): In progress, anticipated completion by July 6, 2026. Floors 6, 5 and 4 are completed. 3rd floor in progress.
- Stucco Installation (Floors 2–6): 6th floor In progress, anticipated completion by August 17, 2026

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



	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			Completed	Completed	In Progress	Completed	In Progress					Completed	N/A
West 5th Floor	In Progress			Completed	Completed	In Progress	Completed	In Progress					Completed	Completed
West 4th Floor	In Progress			Completed	Completed	In Progress	Completed	In Progress					Completed	N/A
West 3rd Floor	In Progress			Completed	Completed	In Progress	Completed	In Progress					Completed	N/A
West 2nd Floor	In Progress			Completed	Completed	In Progress	Completed	In Progress					Completed	N/A
West 1st Floor	In Progress			Completed	Completed	In Progress								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	Completed	Completed		Completed		N/A	
West Elevation	Completed	Completed		In Progress	N/A	N/A	
North Elevation	Completed	Completed		Completed	N/A	N/A	
South Stair Tower						Completed	
North Stair Tower						Completed	
Detached Garage	In Progress	In Progress		Completed	N/A		



Photograph 1. 4th floor west walkway sloping application in progress.



Photograph 2. 5th floor west walkway flashing, drip edge and waterproofing detail installation in progress.



Photograph 3. 3rd floor west walkway knee wall repairs in progress



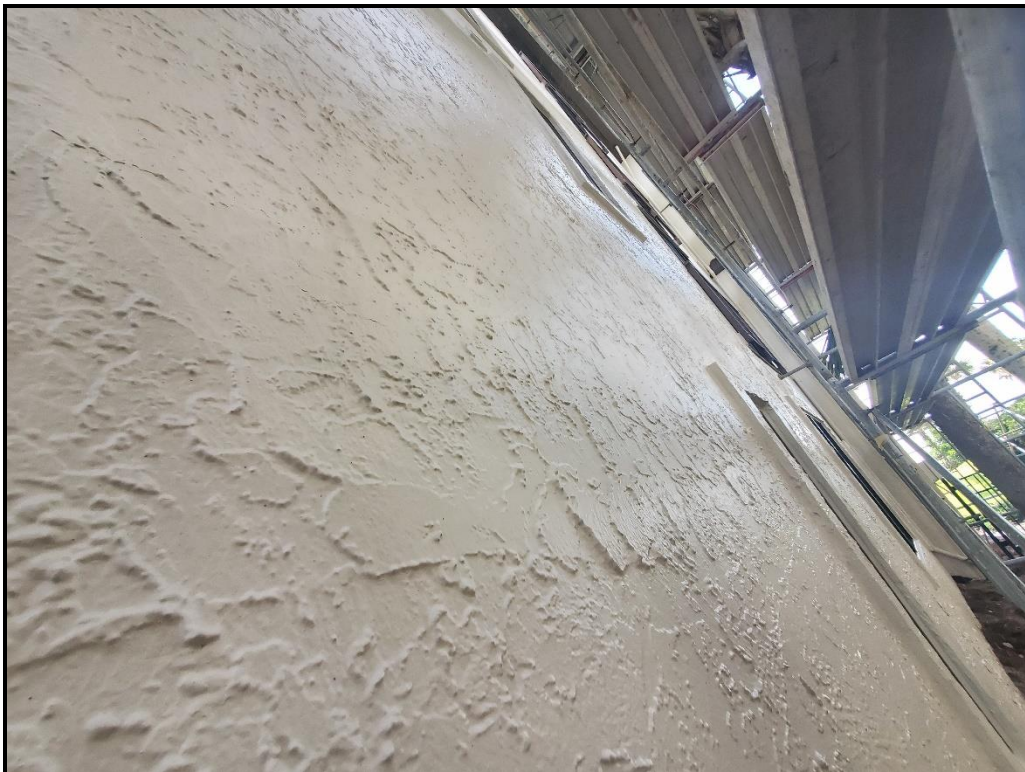
Photograph 4. West elevation new sealant application in progress on window stucco bands.



Photograph 5. West elevation new sealant application in progress on window stucco bands.



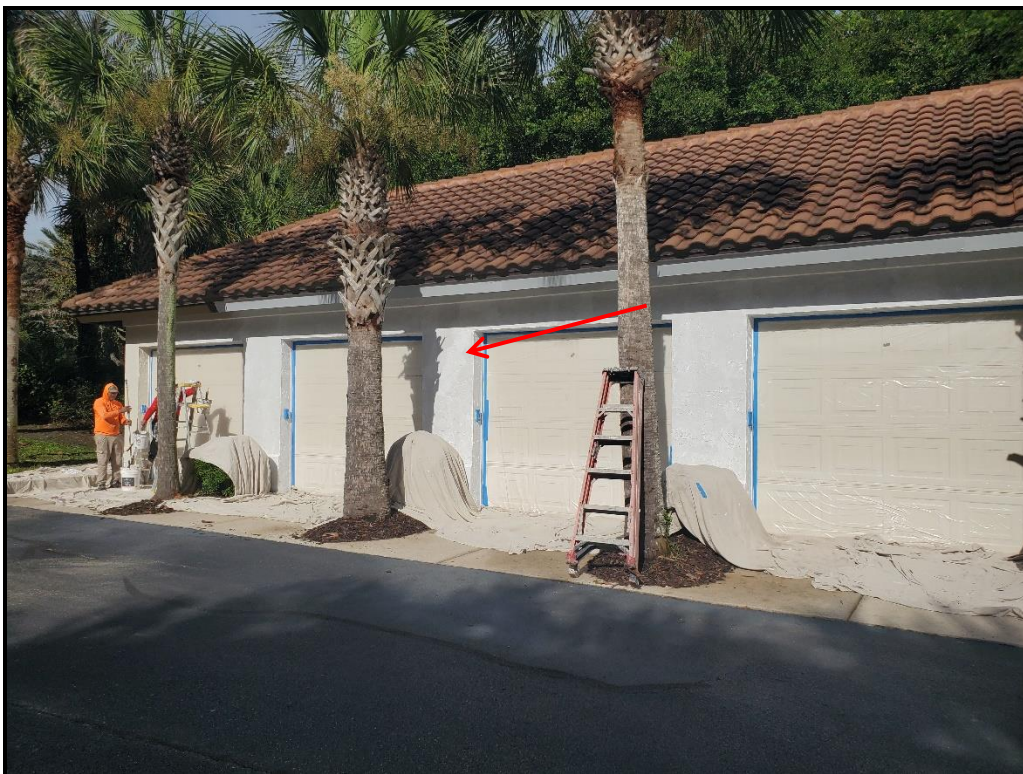
Photograph 6. South elevation wall coating application completed.



Photograph 7. South elevation wall coating application completed.



Photograph 8. Standalone garage primer coating application in progress.



Photograph 9. Standalone garage primer coating application in progress.



Photograph 10. 3rd floor west walkway flashing, drip edge and waterproofing detail installation in progress.



Photograph 11. 3rd floor hollow core angle support corrosion treatment in progress.



Photograph 12. 6th floor archway stucco accessory installation in progress.



Photograph 13. 6th floor west walkway stucco drainage paper installation in progress.



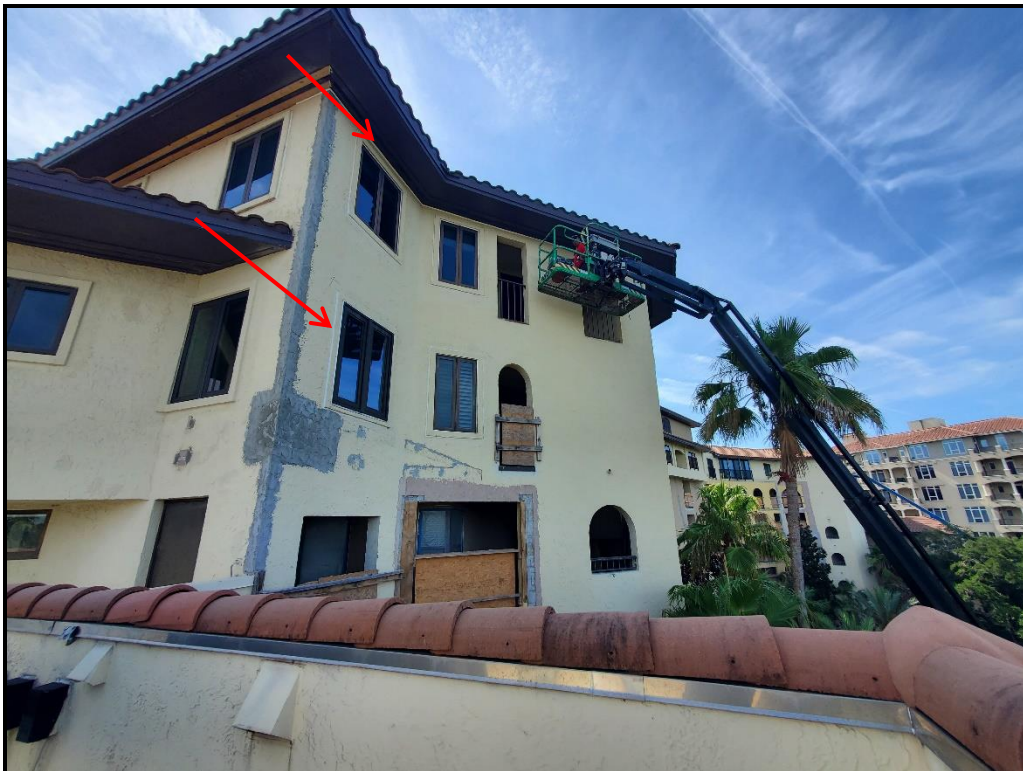
Photograph 14. 6th floor west walkway stucco drainage paper installation in progress.



Photograph 15. 3rd floor west walkway sloping application in progress.



Photograph 16. Standalone garage top coat application in progress.



Photograph 17. West elevation new sealant application in progress on soffit and window stucco bands.

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
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.*