



July 31, 2026

Sea Dunes Condominium Association Inc.

c/o Mr. Wynn Fendig

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

Amelia Island Management

5440 First Coast Highway

Amelia Island, Florida 32034

Renovation Project Status Report

(Period covered 7/20/2026 - 7/31/2026)

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

20  88° 79°	21  89° 77°	22  89° 78°	23  89° 76°	24  90° 77°
27  90°	28  94°	29  97°	30  90°	31  90°

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 well; however, weather-related delays and additional unforeseen repairs have extended the overall project completion schedule.

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

Installation of the sloped topping material on the west elevation walkways has been completed on Floors 6 through 2.

Stucco, sealant, and wall coating repairs have been completed on the east, north, and south elevations, as well as at the standalone garages.

The project is transitioning into the interior breezeway restoration phase. Work will proceed from the sixth floor downward and includes stucco and sealant installation, interior breezeway wall and ceiling painting, and application of the Neogard waterproofing system. Waterproofing operations are anticipated to begin on the sixth floor on August 19, 2026, with work progressing sequentially through the remaining floors. The anticipated walkway closure schedule is provided on the following page for owner reference.

Owners should note that temporary walkway closures will occur during the waterproofing phase. The closure dates for each floor are summarized on the following page. Residents and guests are encouraged to review the schedule in advance and follow all posted signage during construction.

Current Project Timeline

The following schedule outlines the anticipated work sequence and walkway closure periods associated with the waterproofing application:

Floor	Sealants / Repairs	Interior Painting	 Walkway Closed for Waterproofing
Level 6	Aug. 8 – Aug. 12	Aug. 13 – Aug. 18	August 19 – August 25
Level 5	Lath/Stucco/Sealants: Aug. 6 – Aug. 19	Aug. 19 – Aug. 24	August 26 – September 1
Level 4	Lath/Stucco/Sealants: Aug. 11 – Aug. 24	Aug. 25 – Aug. 29	September 2 – September 12 Opened for Use September 4 - 8 for Labor Holiday
Level 3	Lath/Stucco/Sealants: Aug. 15 – Aug. 28	Aug. 31 – Sept. 4	September 14 – September 19
Level 2	Lath/Stucco/Sealants: Aug. 20 – Sept. 2	Sept. 5 – Sept. 10	September 21 – September 26

Additional Work

- Breezeway railing installation is scheduled from September 2 through September 25.
- Exterior breezeway wall repairs will begin on September 4 and continue through October 16, including lath, stucco, sealants, and painting.

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			Completed	Completed	In Progress	Completed	Completed					Completed	N/A
West 5th Floor	In Progress			Completed	Completed	In Progress	Completed	Completed					Completed	Completed
West 4th Floor	In Progress			Completed	Completed	In Progress	Completed	Completed					Completed	N/A
West 3rd Floor	In Progress			Completed	Completed	In Progress	Completed	Completed					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	N/A

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



Photograph 1. 6th floor west walkway stucco accessories and lath installation in progress.



Photograph 2. 6th floor west walkway stucco accessories and lath installation in progress.



Photograph 3. 6th floor west walkway stucco accessories and lath installation in progress.



Photograph 4. Knee wall scupper drains modified & lowered to improve drainage.



Photograph 5. Knee wall scupper drains modified & lowered to improve drainage.



Photograph 6. Landing drains modified & lowered to improve drainage.



Photograph 7. South elevation wall coating application completed and scaffolding removed.



Photograph 8. 3rd floor sloping installation in progress.



Photograph 9. 3rd floor sloping installation in progress.



Photograph 10. Trash room floor sloping in progress.



Photograph 11. Standalone garage wall and soffit primer coat application in progress.



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



Photograph 13. 6th floor archway stucco installation in progress.



Photograph 14. South stair tower sealant application in progress.



Photograph 15. South stair tower sealant application in progress.



Photograph 16. 6th floor sealant application in progress.



Photograph 17. 6th floor sealant application in progress.



Photograph 18. 6th floor sealant application in progress.



Photograph 19. South stair tower temporary gates installed.



Photograph 20. South stair tower, handrails removed and concrete repairs 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.*