



Villa Montane

Waterproofing Membrane Replacement

Monthly Status Report – May 2024

Issued: May 22, 2024

ARTAICGROUP

Monthly Executive Report #2

May 2024

Owner:	Villa Montane Residential Master Assoc.	Project Manager:	Artaic Group
Engineer:	Wiss, Janney, Elstner Associates, Inc.	Architect:	Zehren and Associates
Contractor:	Summit Sealants, Inc.	Landscape:	Fieldscape, Inc.

Executive Summary

Summit Sealants (Summit) was given Notice to Proceed on 3/29/24 for mobilization and Phase I (Villas) work. Additionally, they were authorized to begin Phase 2 (pool) on 4/15/24.

The demolition activities have progressed ahead of schedule. Now that overburden has been removed, the engineering team is addressing several hidden conditions to allow structural repairs to proceed.

Communication Plan

Owner & Guest Communications:

1. Scott Sailer and Vanja Belic will disseminate the Monthly Status Report, provided by Artaic, to all Owners.
2. Vanja Belic will keep the front desk staff informed regarding unit access pathways, potential construction activity impacts, and how to access the Park Hyatt pool.
3. Owners should direct any questions to their respective HOA manager or the front desk.
4. Guests should direct any questions to the front desk.

Construction Schedule

Work Completed Previous Period:

Phase 1 – Organic materials and stone veneer wainscot have been removed.

Phase 2 – Overburden (pavers, soil, organics) and hot tubs have been removed. Waterproofing membrane has been exposed.

Phase 3 – Overburden has been removed and waterproofing membrane has been exposed.

Phase 4 – Overburden has been removed and waterproofing membrane has been exposed.

Phase 5 – Trees have been removed. Currently storing soil from Phase 1, to be reused. Stone Veneer removal has started.

Upcoming Work This Period:

Phase 1 – No work anticipated.

Phase 2 – Waterproofing membrane will be removed. Structural and drainage repairs will begin.

Phase 3 - Waterproofing membrane will be removed. Interstitial structural work will begin.

Phase 4 – No work anticipated. Waterproofing membrand removal and structural repair will begin once phase 3 structure is complete.

Phase 5 – Stone veneer removal will continue. No other work anticipated.

Community Impacts:

Villas 1 through 4: Pedestrian access will be maintained, but occupants need to be aware of potential activity.

Villas 5 & 6: Pedestrian access provided from garage to circulation tower to a fenced corridor to the unit.

Villas 7 through 10: Pedestrian access provided from their garage to unit.

Hyatt Mountain Lodge: On the weekends, the fence at the round-a-bout will be moved to allow ~2 parking spaces at the Lobby entrance. Then Owner’s and guests will have access from the garage to their unit. We will continue to evaluate the round-a-bout fencing. As construction activities allow, the fence will be pulled back to provide additional temporary parking.

Townhomes: Pedestrian access is provided via the stairs behind the access and staging fencing (commercial sidewalk).

Pool Access: The pool is anticipated to be closed until Thanksgiving. Owners and Guests may ask the front desk how to access the Park Hyatt pool facilities.

Projected Schedule Milestones

Please understand that actual start and completion dates will change due to weather and other unpredictable schedule impacts. See attached [phasing plan](#), for a graphic representation of each phase.

Location (Phase)	Projected Start	Projected Completion
Phase 1 (Villas 1-4)	3/25/24	9/1/24
Phase 2 (Pool Area)	4/15/24	11/15/24
Phase 3 (Lawn Area)	4/22/24	12/15/24
Phase 4 (Townhome Area)	5/14/24	12/20/24
Phase 5 (Villas 7-10)	5/30/24	1/15/25

Attachments:

1. Phasing Plan
2. Drone Photos: <https://cairncloud.egnyte.com/fl/XOurBw0NcJ>

Report prepared by: Chris Penney, Artaic Group

