

Hawaiian Gardens Phase 7

Report on all steps performed to achieve the Club House ceiling works

Preface

After water leaks from the Club House roof and after 2 years and the fact that the Phase didn't have the money in his budget, the Board of Club Nord-Sud decided to refurbish the ceiling and to pay for it, and to do a "room makeover"

January 2023

M. Jacques Dufresne has met M Rene Plante from GMC Refinishing to perform the installation of the new ceiling as well as new lighting

M Plante accepted the mandate do to the work only when his contract with another company will be finished

When we will return, he will ask for a permit (construction /electrical) from Lauderdale Lakes City Hall. He was asked to find an electrical company to join him for the works

M Plante asked Blue Water Electric company, who was already working in Phase 8, to get the permit from Lauderdale Lakes, for our Club House. The permit request was rejected from the authorities pretending that it must be request by a general contractor.

Blue Water Electric never advise the Phase president the refusal from the authorities, and we never heard from them again.

Februrary 1st 2023

As each year at the same period, M Kyle White from Broward County Fire Dept make his inspection of the HG7 buildings. When he got inside the Club House, he noticed that some works was done on the ceiling. He asked if a permit was delivered for this works. As it wasn't, he noted that in his report and he informed the authorities.

March 1st 2023

M Lombardi gave his instructions: The access to the Club House will be forbidden till the permit will be obtained

He asked Mre Lebel to go to the Lauderdale Lakes authorities to get a permit via a general contractor, to perform the works and it won't take much more than 5 days.

M Lombardi granted Mrs Lebel a month do to so, if not she will have to presented herself to the court

March 23rd 2023

At Mrs Lebel request, M Charron from Sunshine Construction, was supposed to ask for the permit but he never did. We learn later that M Charron was in a selling process for his company. But this sale has never arrived.

12 avril 2023

As per the permit demand has never been asked to the authorities, Mrs Lebel had to appear in court and was given a new deadline; may 12th 2023

April 30th 2023

Given that the sale of M Charron's company never materialized, he finally asked for the permit to the authorities without talking to Mrs Lebel.

May 11th 2023

M Charron from Sunshine Construction asked for the permit without telling Mrs Lebel

The authorities never informed Mrs Lebel that a permit was requested from M Charron

M Charron never shown his intention to Mrs Lebel

Multiples attempts to get in touch with M Charron from Mrs Lebel, M Dufresne and Mrs Gomez

June 2023

As per Mrs Lebel request, Mrs Gomez was mandated by the Board to take representation for them and find 3 companies to have lump sum price for the works. All directors from the board were in Quebec, Canada for the summer.

- **Promex General Contractor** didn't bid pretending that the works was to important
- **Barrios General Contractor's** offer was at the amount of 28 500\$
- **Norstar General Contractor's** offer submitted on July 12th at 23 600\$

June 6th 2023

Mrs Gomez took steps with qualified companies to obtain electrical plan for the work on the community room

LASOROC International submitted a bid at 4 500\$. However, Mrs Gomez was told by the authorities that the company isn't recommended cause they don't respect contract

M. Maggarian from **Cie Advance Engineering** submitted a price of 7 500 \$. This bidder was selected for the job.

June 14th 2023

Mrs Gomez appears to the court with a lawyer, Loreen Schwarzfeld as the deadline was passed du. At that time, Mrs Gomez has never been told that a permit was already asked by M Charron from Sunshine Construction, on may 11th.

June 23rd 2023

Cie Advance Engineering asked M. Jeffrey Lombard Lauderdale Lakes's inspector for the permit.

July 6th 2023

Mrs Gomez submitted the 7 500\$ Advance Engineering electrical bid to all 4 Building's presidents.

July 12th 2023

Advance Engineering was informed by Mrs Gomez that the contract is awarded to them.

July 18th 2023

Contract signed by Advance Engineering for the electric works.

July 24th 2023

The contract, awarded to Advance Engineering, was deposited at the Lauderdale Lakes authorities

August 3rd 2023

Norstar General Contractor asked for a permit to perform the works for a lump sum price of 23 600\$

August 7th 2023

Mrs Gomez called M Lombardi from Lauderdale Lakes authorities, and he said that no permit was pending for HG7

August 11th 2023

Mrs Gomez went to the authorities to learn that M Charron from Sunshine Construction as deposited a demand for a permit on may 11th.

When she went in court last June 14th, nobody told her that M Charron had already made the request

August 14th 2023

M Roman Sanchez, Lauderdale Lakes inspector and responsible of the permit deliveries, explained to Mrs Gomez that M Charron request was rejected because that Advance Engineering's permit request was in force. At that time Mrs Gomez understood that M Charron request was rejected

Mr. Sanchez recognizes that there were shortcomings in the follow-up of our file.

August 18th 2023

The Lauderdale Lakes authorities checked with some contractors who asked for a permit

Followed by calls between M Sanchez and Mrs Lebel to "makes thing move"

September 15th 2023

The Lauderdale Lakes permit delivering authorities, sent instructions to Advance Engineering that the works can be carried out

September 25th 2023

The Lauderdale Lakes permit delivering authorities, sent their recommendations to Norstar General Contractor and Advance Engineering for the works

October 2nd 2023

Norstar General Contractor and Advance Engineering are informed by the authorities they they both acknowledged to perform the works BUT, the ceiling must not be as it was started that it would have to be as it was originally, and this, 2 weeks after they gave authorisation to perform the job.

October 5th 2023

Advance Engineering went to the authorities to "make things going again".

October 27th 2023

Lauderdale Lakes Fire Dept inspector, M Kyle While, asked Mrs Lebel if the Club House was equipped with sprinklers and smoke detectors. The answer was NO.

This equipment is non-existent in the last 50 years. And no comments from the inspectors during yearly visits !!

November 13th 2023

Mrs Lebel went to see Mrs Nadege Colon Thompson, technician for construction permit. Mrs Thompson looked for our document for about 2 hours !

November 15th 2023

Mrs Lebel, M Gilles Babin and M Luc Lessard went to meet 4 Lauderdale Lakes representatives:

M. Roman Sanchez, Lauderdale Lakes, responsible for delivering permit.

M. Doug Wansor, Electrical Chief / M. Kyle While, Fire Dept inspector / Mrs Nadege Colon Thompson, technician.

Discussion to obtain a status on the permit demand.

November 21st 2023

Meeting between Mrs Lebel, M Jacques Dufresne, M Luc Lessard and the advance Engineering representative at the Club House to have discussion on the contract, price and schedule. Advance Engineering mentioned that the works would start 1 week after permit delivery and should takes about 2 weeks.

November 27th 2023

Mrs Lebel contact the authorities one more time to get another status on the permit