PALM BAY YACHT CLUB

WEDNESDAY 11/11/2026

RESIDENT BULLETIN No. 4

PROJECT UPDATE | Reporting period: 10/26/2026 to 11/06/2026

Photos taken: 11/03/2026 | Look-ahead: 11/11/2026 to 11/21/2026

Welcome to Resident Bulletin No. 4. Please refer to Bulletins No. 1 through 3 for past updates.

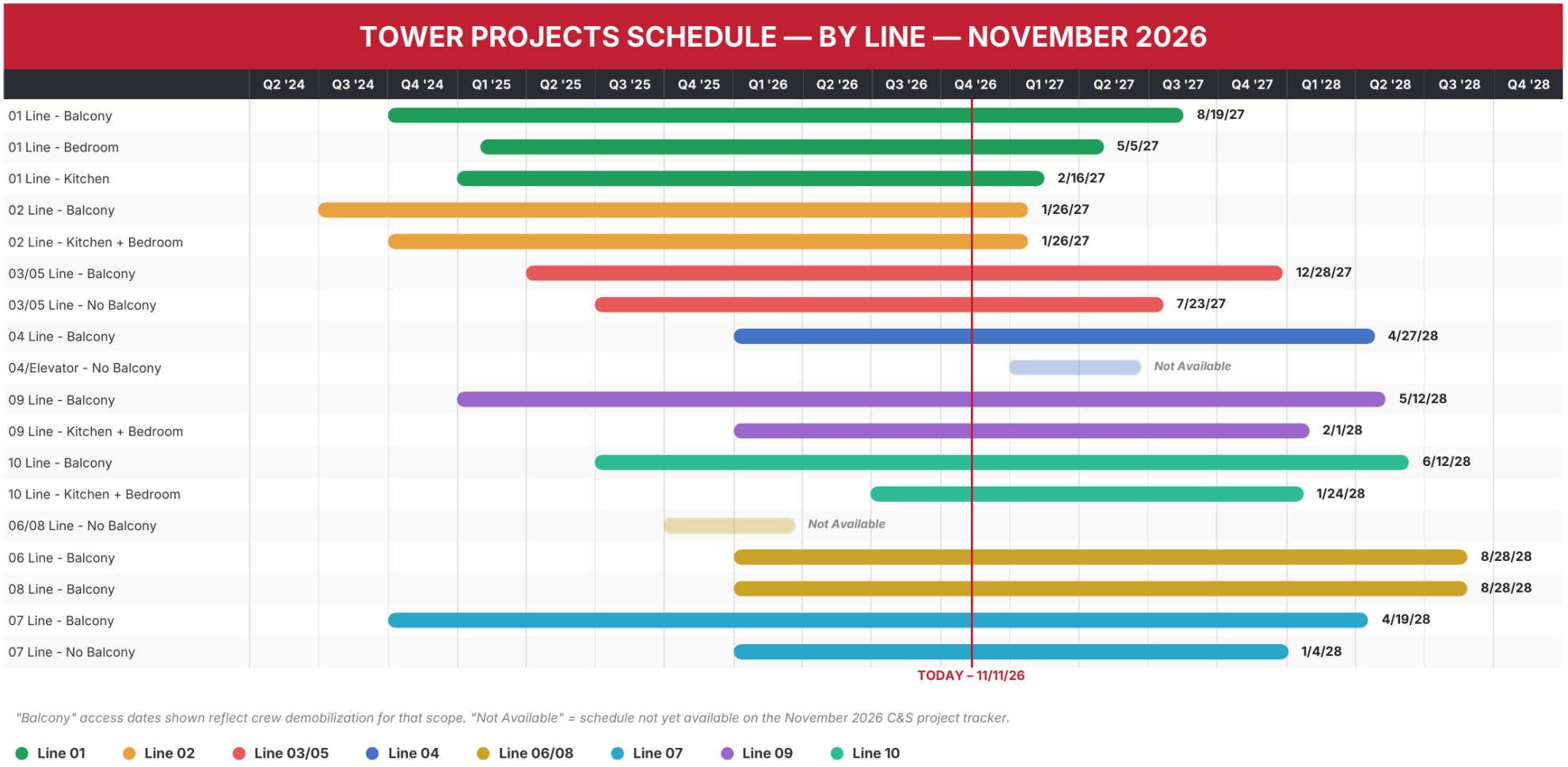
UPDATED CONSTRUCTION SCHEDULE

C&S has published its November 2026 schedule, and this bulletin reflects it as of 11/11/2026. A few milestone dates have changed due to weather, including rain and high-wind days, and additional work identified in the field. Please review your line's information and the schedule, as this is the current timeline for construction progress.

- **02 Line:** Ceiling primer is complete, and painting is in progress. Balcony work is expected to complete by 01/26/2027 (previously 11/26/2026) due to weather, including rain and high-wind days, and additional work.
- **01 Line:** At this time, the 01 Line is tracking ahead of schedule; milestone dates remain as published. Phase 2 balcony windows are expected to complete by the 12/01/2026 target (floors 17–18 remain). See the Early Start Request on the 01 Line pages.
- **03, 05, 07 and 09 Lines:** At this time, concrete repairs continue with formwork and pour-back. On the 03 and 05 Lines, additional railing-related work is adding some time to the schedule; however, C&S is working actively.
- **04, 10, 06 and 08 Lines:** At this time, Phase 1 excavation continues on the 04 Line, and the 10 Line's Phase 1 excavation inspection is complete. Lockout, railing removal, and swing stage staging continue on the 06 and 08 Lines.
- **Pool and amenity deck:** The Florida Department of Health (FDOH) has acknowledged receipt of the pool permit drawings and is reviewing. Amenity deck drawings are being finalized ahead of approval and pricing.
- **Milestone dates:** The updated C&S milestone chart (as of 11/11/2026) is on page 3, and each line page shows your line's dates. Timelines may vary with weather, added scope, and unit access.

The next Resident Bulletin is scheduled for November 25, 2026. A PBYC status website with per-line updates is in development, and bulletins will be posted there once it is available.

TOWER PROJECTS SCHEDULE — BY LINE



"Balcony" access dates shown reflect crew demobilization for that scope. "Not Available" = schedule not yet available on the November 2026 C&S project tracker.

Line 01 Line 02 Line 03/05 Line 04 Line 06/08 Line 07 Line 09 Line 10

MILESTONE COMPLETION DATES PER LINE

Milestone Completion Dates Per Line - November 2026

As of: November 11, 2026 | Palm Bay Yacht Club Condominium - 40-Year Restoration

LINE	Type	Obstruction Deadline	Mobilization	Concrete Repairs	Fenestration	Waterproofing + Painting	Railings	Finishes	Demobilization
01	Kitchen	Passed	Complete	Not Applicable	12/28/2026	1/26/2027	Not Applicable	2/15/2027	2/16/2027
	Bedroom			Not Applicable	3/16/2027	4/14/2027	Not Applicable	5/4/2027	5/5/2027
	Balcony			Complete	4/8/2027	7/1/2027	7/29/2027	8/18/2027	8/19/2027
02	Kitchen & Bedroom	Passed	Complete	Not Applicable	Complete	Not Applicable	Not Applicable	1/26/2027	1/26/2027
	Balcony			Complete	Complete	12/29/2026	1/12/2027	1/26/2027	1/26/2027
03/05	No Balcony	Passed	Complete	Not Applicable	5/31/2027	Not Applicable	Not Applicable	7/22/2027	7/23/2027
	Balcony		Complete	11/24/2026	7/13/2027	11/16/2027	12/21/2027	12/27/2027	12/28/2027
04	No Balcony	12/28/2026	Not Available	Not Applicable	Not Available	Not Applicable	Not Applicable	Not Available	Not Available
	Balcony		Complete	3/1/2027	10/18/2027	3/13/2028	4/17/2028	4/26/2028	4/27/2028
06/08	No Balcony	4/5/2027	Not Available	Not Applicable	Not Available	Not Applicable	Not Applicable	Not Available	Not Available
	Balcony		Complete	7/27/2027	3/8/2028	7/12/2028	8/16/2028	8/27/2028	8/28/2028
07	No Balcony	Passed	1/28/2027	Not Applicable	11/17/2027	Not Applicable	Not Applicable	1/3/2028	1/4/2028
	Balcony		Complete	3/17/2027	11/3/2027	2/16/2028	4/12/2028	4/18/2028	4/19/2028
09	Kitchen & Bedroom	Passed	1/28/2027	Not Applicable	11/17/2027	Not Applicable	Not Applicable	1/31/2028	2/1/2028
	Balcony		Complete	3/19/2027	1/7/2028	3/10/2028	4/21/2028	5/11/2028	5/12/2028
10	Kitchen & Bedroom	12/14/2026	2/17/2027	Not Applicable	12/7/2027	Not Applicable	Not Applicable	1/23/2028	1/24/2028
	Balcony		Complete	3/31/2027	12/24/2027	4/10/2028	5/22/2028	6/11/2028	6/12/2028

"N/A" = Not Applicable to that scope. "Not Available" = not yet available on the tracker. Source: November 2026 C&S project tracker.

TWO-WEEK LOOK-AHEAD

Over the next two weeks, expect ceiling and center column painting on the 02 Line; window installation, concrete repairs, and weather walls on the 01 Line; concrete repair, pour-back, and excavation on the 03, 04, 05, 07, 09, and 10 Lines; and railing and flooring removal on the 06 and 08 Lines.

LOOK-AHEAD SCHEDULE | 11/11/2026 to 11/21/2026

		11/11 – 11/14				11/16 – 11/21						
	November	11	12	13	14	16	17	18	19	20	21	
LINE	ACTIVITY DESCRIPTION	W	TH	F	SA	M	T	W	TH	F	SA	MILESTONE COMPLETION
01	KITCHEN & BEDROOM – Fenestration – Window Installation (Phase 4)	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
01	Balcony – Fenestration – Window Installation (Phase 2 of 4)	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
01	Balcony – Repairs following window installation, Units 1701–1801	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
01	Balcony – Fenestration – Weather Walls (management office to 501)	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
02	Balcony – Ceiling and center column painting	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
03/05	BEDROOM – Fenestration – Concrete Repairs (Phase 2 of 4)	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
03/05	Balcony – Concrete Repairs (Phase 2 of 4)	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
04	Balcony – Concrete Repairs – Excavation and Marking	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
06/08	Balcony – Concrete Repairs – Remove railings, flooring and lockout	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
07	Balcony – Slab Concrete Repairs (Phase 1 of 2)	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
09	Balcony – Slab Concrete Repairs	X	X	X	X*	X	X	X	X	X	X*	**In Progress**
10	Balcony – Concrete Repairs – Excavation and Marking	X	X	X	X*	X	X	X	X	X	X*	**In Progress**

X – Scheduled workday per the project schedule. FH – Federal Holiday.

X Workday is expected if the Contractor needs to accelerate the project schedule. No work will be performed if there are unfavorable weather conditions.*

ACTIVITIES SCHEDULE

Activities scheduled from 10/26/2026 to 11/06/2026, with an update on each line. No work was performed on 10/26/2026 or 10/27/2026 due to weather (full days, all areas). High winds on 11/03/2026 and 11/04/2026 limited swing stage work.

PD – Partial workday – work was interrupted by unfavorable weather conditions.
X – Scheduled workday. WD – Weather day (rain or high winds). FH – Federal Holiday.

02 LINE

	Oct / Nov	26	27	28	29	30	2	3	4	5	6	
ITEM #	ACTIVITY DESCRIPTION	M	T	W	TH	F	M	T	W	TH	F	MILESTONE COMPLETION
KITCHEN & BEDROOM												
1	Mobilization	Completed										**Completed**
2	Fenestration	Completed										**Completed**
3	Finishes	*Upcoming*										01/26/2027
4	Demobilization	*Upcoming*										01/26/2027
BALCONY												
5	Mobilization	Completed										**Completed**
6	Concrete / Stucco Repairs	Completed										**Completed**
7	Fenestration	Completed										**Completed**
8	Waterproofing + Painting (Ceilings and Center Column)	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *Exp. 12/29/2026*
9	Railings	*Upcoming*										01/12/2027
10	Finishes	*Upcoming*										01/26/2027
11	Demobilization	*Upcoming*										01/26/2027

- **Progress:** Ceiling primer has been completed on the center columns and ceilings, and the first coat of paint is in progress on the ceilings.
- **Next two weeks:** Ceiling painting continues, followed by center column painting, weather permitting.
- **Schedule update:** Balcony work is now expected to complete by 01/26/2027 (previously 11/26/2026) due to weather, including rain and high-wind days, and additional work. Above the 16th floor, C&S is documenting additional stucco conditions, with its assessment expected next week. Thank you for your patience.

Remaining phases & target dates:

- **Balcony:** Waterproofing + Painting → Railings → Finishes → Demobilization – 01/26/2027.
- **Kitchen & Bedroom:** Finishes → Demobilization – 01/26/2027.

01 LINE

	Oct / Nov	26	27	28	29	30	2	3	4	5	6	
ITEM #	ACTIVITY DESCRIPTION	M	T	W	TH	F	M	T	W	TH	F	MILESTONE COMPLETION
KITCHEN (K) & BEDROOM (B)												
1	Mobilization	Completed										**Completed**
2	Fenestration – Window Installation (Phase 4)	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *K 12/28/2026* *B 03/16/2027*
3	Waterproofing + Painting	*Upcoming*										K 01/26/2027 B 04/14/2027
4	Finishes	*Upcoming*										K 02/15/2027 B 05/04/2027
5	Demobilization	*Upcoming*										K 02/16/2027 B 05/05/2027
BALCONY												
6	Mobilization	Completed										**Completed**
7	Concrete Repairs (Phase 2)	Completed										**Completed**
8	Fenestration – Window Opening Repairs (Phase 2)	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *Exp. 04/08/2027*
9	Waterproofing + Painting	*Upcoming*										07/01/2027
10	Railings	*Upcoming*										07/29/2027
11	Finishes	*Upcoming*										08/18/2027
12	Demobilization	*Upcoming*										08/19/2027

- **Progress:** At this time, the 01 Line is tracking ahead of schedule; milestone dates remain as published. Phase 2 balcony windows for Units 1901–2301 are expected to complete this week (week of 11/09). Floors 17–18 remain, with Phase 2 expected to complete by the 12/01/2026 target and repairs on Units 1701–1801 continuing after the installations. Kitchen window installation continues, with floors 7, 8, and 9 underway.
- **Next two weeks:** Phase 4 kitchen windows (Units 701–901) continue down to floor 3, expected to complete by 12/28/2026, weather permitting. Weather walls are anticipated to begin from the management office level to 501, and affected floors will be notified directly. The bedroom shoring inspection is 11/11. Once the required approval is received, the concrete repairs that have been on hold will proceed.
- **Resident notice:** Please see the 01 Line Early Start Request on the next page.

01 LINE – RESIDENT NOTICE

EARLY START REQUEST – 01 LINE RESIDENTS

At this time, the 01 Line is tracking ahead of schedule. As a result, crews may reach your windows earlier than scheduled and may encounter obstructions. We kindly ask that all 01 Line residents clear obstructions from windows and balconies early (such as furniture, window coverings, and personal items) so that crews can begin when they are ready and as they reach your unit.

We appreciate your support. If you require assistance, please contact the front desk or the project team through the Resident Communication form on the last page.

Remaining phases & target dates:

- **Balcony:** Fenestration → Waterproofing + Painting → Railings → Finishes → Demobilization – 08/19/2027.
- **Kitchen & Bedroom:** Fenestration → Waterproofing + Painting → Finishes → Demobilization – 02/16/2027 (kitchen) and 05/05/2027 (bedroom).

03/05 LINES

Oct / Nov		26	27	28	29	30	2	3	4	5	6	
ITEM #	ACTIVITY DESCRIPTION	M	T	W	TH	F	M	T	W	TH	F	MILESTONE COMPLETION
BEDROOM												
1	Mobilization	Completed										**Completed**
2	Fenestration – Window Opening Repairs (Phase 2 of 4)	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *Exp. 05/31/2027*
3	Finishes	*Upcoming*										07/22/2027
4	Demobilization	*Upcoming*										07/23/2027
BALCONY												
5	Mobilization	Completed										**Completed**
6	Concrete Repairs (Phase 2 of 4)	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *Exp. 11/24/2026*
7	Fenestration – Window Opening Repairs (Phase 1 of 4)	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *Exp. 07/13/2027*
8	Waterproofing + Painting	*Upcoming*										11/16/2027
9	Railings	*Upcoming*										12/21/2027
10	Finishes	*Upcoming*										12/27/2027
11	Demobilization	*Upcoming*										12/28/2027

- **Progress:** At this time, Phase 2 pour-backs continue on the balconies and bedroom windows with formwork and pour-back of concrete. Additional railing-related work, such as hooks, foam blocks, and extra chipping, is adding some time to the schedule; however, C&S is working actively, and balcony concrete repairs are scheduled to complete on 11/24/2026, weather permitting.
- **Next two weeks:** Phase 2 balcony and bedroom concrete repairs continue, including bedroom Units 1703/1705 through 2203/2205. The engineer is checking formwork to clear additional floors for pour-back. Once the top six floors have completed slabs, Phase 1 balcony weather walls will begin on those floors (Units 2201 through T1A).

Remaining phases & target dates:

- **Balcony:** Concrete Repairs → Fenestration → Waterproofing + Painting → Railings → Finishes → Demobilization – 12/28/2027.
- **Bedroom scope:** Fenestration → Finishes → Demobilization – 07/23/2027.

07 LINE

	Oct / Nov	26	27	28	29	30	2	3	4	5	6	
ITEM #	ACTIVITY DESCRIPTION	M	T	W	TH	F	M	T	W	TH	F	MILESTONE COMPLETION
BEDROOM												
1	Mobilization	*Upcoming*										01/28/2027
2	Fenestration	*Upcoming*										11/17/2027
3	Finishes	*Upcoming*										01/03/2028
4	Demobilization	*Upcoming*										01/04/2028
BALCONY												
5	Mobilization	Completed										**Completed**
6	Concrete Repairs (Phases 1–2)	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *Exp. 03/17/2027*
7	Fenestration	*Upcoming*										11/03/2027
8	Waterproofing + Painting	*Upcoming*										02/16/2028
9	Railings	*Upcoming*										04/12/2028
10	Finishes	*Upcoming*										04/18/2028
11	Demobilization	*Upcoming*										04/19/2028

- **Progress:** At this time, Phase 1 (odd-numbered balconies) concrete repairs continue with formwork and pour-back of concrete and are expected to complete by 11/25/2026, weather permitting. Epic's exploration and markings will precede the move into Phase 2 pour-back.
- **Next two weeks:** Phase 1 concrete repairs continue with formwork and pour-back of concrete, weather permitting. No weather walls are anticipated over the next two weeks.

Remaining phases & target dates:

- **Balcony:** Concrete Repairs → Fenestration → Waterproofing + Painting → Railings → Finishes → Demobilization – 04/19/2028.
- **Bedroom scope:** Mobilization (01/28/2027) → Fenestration → Finishes → Demobilization – 01/04/2028.

09 LINE

Oct / Nov		26	27	28	29	30	2	3	4	5	6	
ITEM #	ACTIVITY DESCRIPTION	M	T	W	TH	F	M	T	W	TH	F	MILESTONE COMPLETION
KITCHEN & BEDROOM												
1	Mobilization	*Upcoming*										01/28/2027
2	Fenestration	*Upcoming*										11/17/2027
3	Finishes	*Upcoming*										01/31/2028
4	Demobilization	*Upcoming*										02/01/2028
BALCONY												
5	Mobilization	Completed										**Completed**
6	Slab Concrete Repairs	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *Exp. 03/19/2027*
7	Fenestration – Weather Wall Installation	*Upcoming*										01/07/2028
8	Waterproofing + Painting	*Upcoming*										03/10/2028
9	Railings	*Upcoming*										04/21/2028
10	Finishes	*Upcoming*										05/11/2028
11	Demobilization	*Upcoming*										05/12/2028

- **Progress:** At this time, Phase 1 concrete repairs for the balconies continue on the 09 Line with formwork and pour-back of concrete, weather permitting.
- **Next two weeks:** Phase 1 concrete repairs for the balconies continue with formwork and pour-back of concrete, weather permitting. No weather walls are anticipated at this time for the next two weeks.

Remaining phases & target dates:

- **Balcony:** Concrete Repairs → Fenestration → Waterproofing + Painting → Railings → Finishes → Demobilization – 05/12/2028.
- **Kitchen & Bedroom:** Mobilization (01/28/2027) → Fenestration (11/17/2027) → Finishes (01/31/2028) → Demobilization – 02/01/2028.

10 LINE

Oct / Nov		26	27	28	29	30	2	3	4	5	6	
ITEM #	ACTIVITY DESCRIPTION	M	T	W	TH	F	M	T	W	TH	F	MILESTONE COMPLETION
KITCHEN & BEDROOM												
1	Mobilization	*Upcoming*										02/17/2027
2	Fenestration	*Upcoming*										12/07/2027
3	Finishes	*Upcoming*										01/23/2028
4	Demobilization	*Upcoming*										01/24/2028
BALCONY												
5	Mobilization	Completed										**Completed**
6	Concrete Repairs – Excavation and Marking	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *Exp. 03/31/2027*
7	Fenestration	*Upcoming*										12/24/2027
8	Waterproofing + Painting	*Upcoming*										04/10/2028
9	Railings	*Upcoming*										05/22/2028
10	Finishes	*Upcoming*										06/11/2028
11	Demobilization	*Upcoming*										06/12/2028

- **Progress:** At this time, marking and slab-edge excavation continue, and the Phase 1 excavation inspection has been completed. Additional excavations, hooks, and other tasks are being addressed before the second excavation inspection. No major issues have been identified to date.
- **Next two weeks:** Additional excavations, hooks, and other tasks continue ahead of the second excavation inspection. Concrete repairs are expected to complete by 03/31/2027, weather permitting.

Remaining phases & target dates:

- **Balcony:** Concrete Repairs → Fenestration → Waterproofing + Painting → Railings → Finishes → Demobilization – 06/12/2028.
- **Kitchen & Bedroom:** Mobilization (02/17/2027) → Fenestration → Finishes → Demobilization – 01/24/2028.

04 LINE

Oct / Nov	26	27	28	29	30	2	3	4	5	6	
ITEM #	ACTIVITY DESCRIPTION	M	T	W	TH	F	M	T	W	TH	F	MILESTONE COMPLETION
ELEVATOR & BEDROOM												
1	Scope not yet scheduled	Pending Schedule										**Pending Schedule**
BALCONY												
2	Mobilization	Completed										**Completed**
3	Concrete Repairs – Excavation and Marking (Phase 1 of 2)	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *Exp. 03/01/2027*
4	Fenestration	*Upcoming*										10/18/2027
5	Waterproofing + Painting	*Upcoming*										03/13/2028
6	Railings	*Upcoming*										04/17/2028
7	Finishes	*Upcoming*										04/26/2028
8	Demobilization	*Upcoming*										04/27/2028

- **Progress:** At this time, Phase 1 excavation is ongoing, with no major issues identified to date.
- **Next two weeks:** Phase 1 excavation and marking continue. Concrete repairs are expected to complete by 03/01/2027, weather permitting.

Remaining phases & target dates:

- **Balcony:** Concrete Repairs → Fenestration → Waterproofing + Painting → Railings → Finishes → Demobilization – 04/27/2028.
- **Elevator & Bedroom scope:** This scope covers elevator lobby and bedroom window work specific to the 04 Line. The schedule is still being finalized (obstruction deadline 12/28/2026).

06/08 LINES

Oct / Nov		26	27	28	29	30	2	3	4	5	6	
ITEM #	ACTIVITY DESCRIPTION	M	T	W	TH	F	M	T	W	TH	F	MILESTONE COMPLETION
BEDROOM												
1	Scope not yet scheduled	Pending Schedule										**Pending Schedule**
BALCONY												
2	Mobilization	Completed										**Completed**
3	Concrete Repairs – Remove railings, flooring and lockout	WD	WD	X	X	X	X	WD	WD	X	X	**In Progress** *Exp. 07/27/2027*
4	Fenestration	*Upcoming*										03/08/2028
5	Waterproofing + Painting	*Upcoming*										07/12/2028
6	Railings	*Upcoming*										08/16/2028
7	Finishes	*Upcoming*										08/27/2028
8	Demobilization	*Upcoming*										08/28/2028

- **Progress:** At this time, balcony clearing and lockout continue for the remaining units, along with railing and flooring removal, weather permitting. Swing stage staging is being coordinated on the 06 Line. Phase 1 excavation is still ongoing.
- **Next two weeks:** Railing removal, flooring removal, and lockout continue across both lines, weather permitting. Engineer marking of repair areas begins once this preparatory work is complete. Concrete repairs are expected to complete by 07/27/2027, weather permitting.

Remaining phases & target dates:

- **Balcony:** Concrete Repairs → Fenestration → Waterproofing + Painting → Railings → Finishes → Demobilization – 08/28/2028.
- **Bedroom scope:** The schedule is still being finalized (obstruction deadline 04/05/2027).

AMENITY DECK & COMMON AREAS

ITEM #	DESCRIPTION	STATUS	REMARKS
1	Pool permit	**Pending**	The pool is pending its permit with the Florida Department of Health (FDOH), which has acknowledged receipt of the drawings and is reviewing them. Once approved, the next phase of pool work can move forward.
2	Amenity deck design	**Nearing Approval**	Design drawings are being finalized and are moving toward final Board approval; final pricing follows.
3	Garage – lower level	**In Progress**	Floor work on one phase is substantially complete, with the next phase now underway.
4	Garage – drain line	**Under Review**	A cast iron main drain line has been identified for replacement; pricing and timing are being finalized.
5	Garage – water intrusion	**Monitoring**	Minor water intrusion observed at weep holes during heavy rain; the source is being evaluated.
6	Amenity deck drainage & MEP	**In Progress**	Drainage and MEP coordination continues with the design team.
7	Gazebo modifications	**In Progress**	Gazebo modifications are underway as part of the amenity deck scope.

KEY POINTS DURING THE ONGOING CONSTRUCTION

- Work hours are Monday through Saturday, 8:30 AM to 5:00 PM. On concrete pour days, crews may start as early as 7:00 AM to avoid afternoon rain; pours are low-noise, though you may hear formwork checks.
- Workers operate on swing stages directly outside units on active lines. For your privacy, please keep window treatments closed during work hours.
- Demolition creates intermittent noise and vibration on active and adjacent lines. We recommend removing artwork, shelving, and breakable items from walls facing the work.
- To help limit dust, apply painter's tape around balcony doors and windows and place towels or foam in door tracks.
- Please avoid parking in construction no-park zones during work hours and stay clear of areas marked with cones or caution tape.
- High winds around the building can carry loose items off balconies. Please secure or remove loose items, and let the Property Management office know if you find any construction debris.
- Rain, lightning, high winds, or excessive heat may pause swing stage work, even when conditions on the ground appear clear.

PHOTO DOCUMENTATION | Photos taken 11/03/2026

Odd-numbered lines: south elevation (pool side). Even-numbered lines: north elevation (main facade).

NORTH ELEVATION (MAIN FACADE) – LINES 02, 04, 06, 08, 10



North Face View | Photo date: 11/03/2026
Swing stage locations across the north elevation.



East Face View | Photo date: 11/03/2026
Swing stage locations across the east elevation.

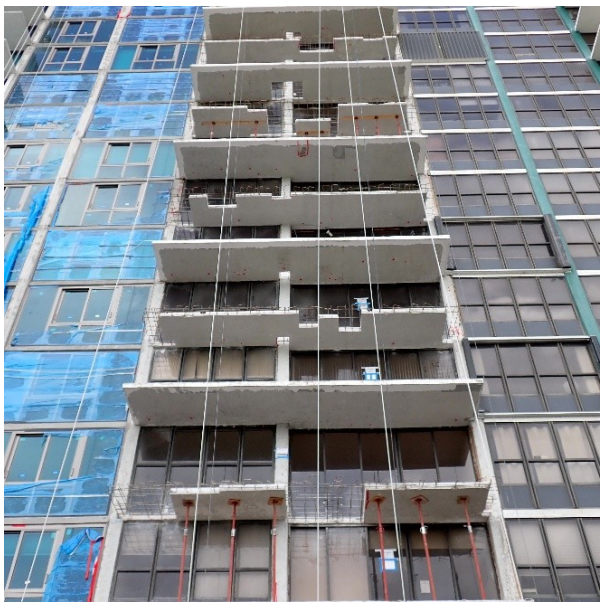


02 LINE Low Level | Photo date: 11/03/2026
In progress: Painting, Ceilings and Center Column (Balcony)

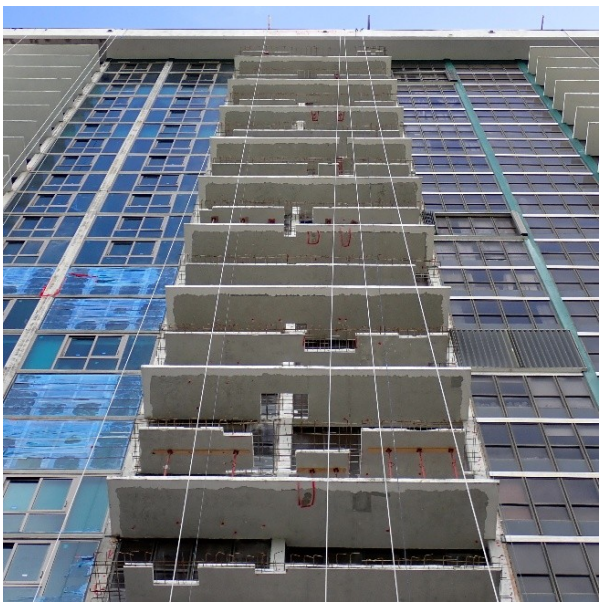


02 LINE Top Level | Photo date: 11/03/2026
In progress: Painting, Ceilings and Center Column (Balcony)

NORTH ELEVATION (MAIN FACADE) – LINES 02, 04, 06, 08, 10



04 LINE Low Level | Photo date: 11/03/2026
In progress: Excavation and Marking (Balcony)



04 LINE Top Level | Photo date: 11/03/2026
In progress: Excavation and Marking (Balcony)



06 LINE Low Level | Photo date: 11/03/2026
In progress: Railing and Flooring Removal, Lockout (Balcony)



06 LINE Top Level | Photo date: 11/03/2026
In progress: Railing and Flooring Removal, Lockout (Balcony)

NORTH ELEVATION (MAIN FACADE) – LINES 02, 04, 06, 08, 10



08 LINE Low Level | Photo date: 11/03/2026
In progress: Railing and Flooring Removal, Lockout (Balcony)



08 LINE Top Level | Photo date: 11/03/2026
In progress: Railing and Flooring Removal, Lockout (Balcony)

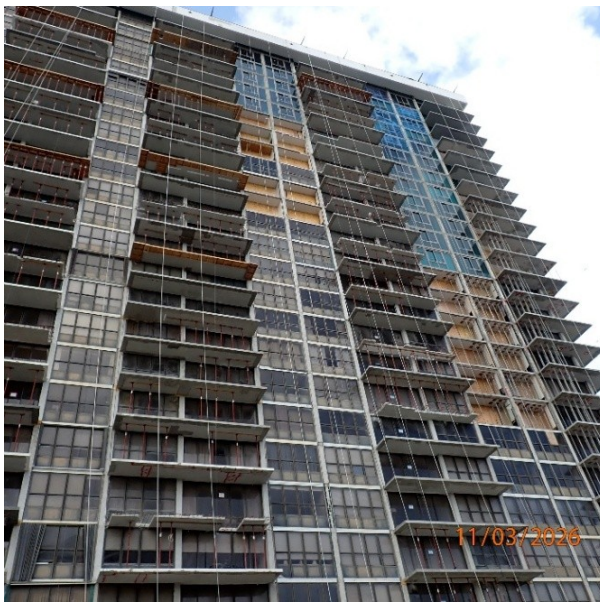


10 LINE Low Level | Photo date: 11/03/2026
In progress: Excavation and Marking (Balcony)

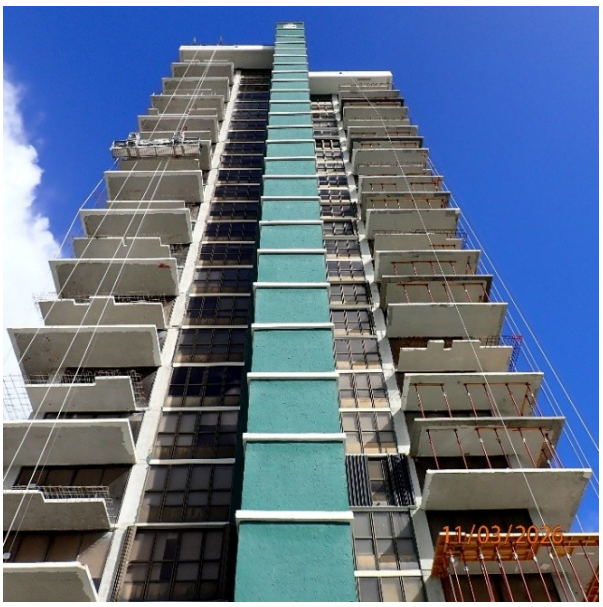


10 LINE Top Level | Photo date: 11/03/2026
In progress: Excavation and Marking (Balcony)

SOUTH ELEVATION (POOL SIDE) – LINES 01, 03, 05, 07, 09



South Face View | Photo date: 11/03/2026
Swing stage locations across the south elevation.



West Face View | Photo date: 11/03/2026
Swing stage locations across the west elevation.

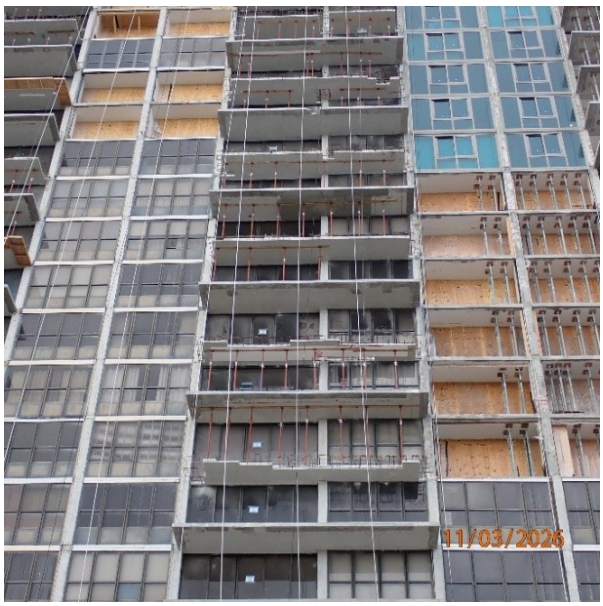


01 LINE Low Level | Photo date: 11/03/2026
In progress: Window Installation, Phase 2 (Balcony); Windows, Phase 4 (Kitchen & Bedroom)

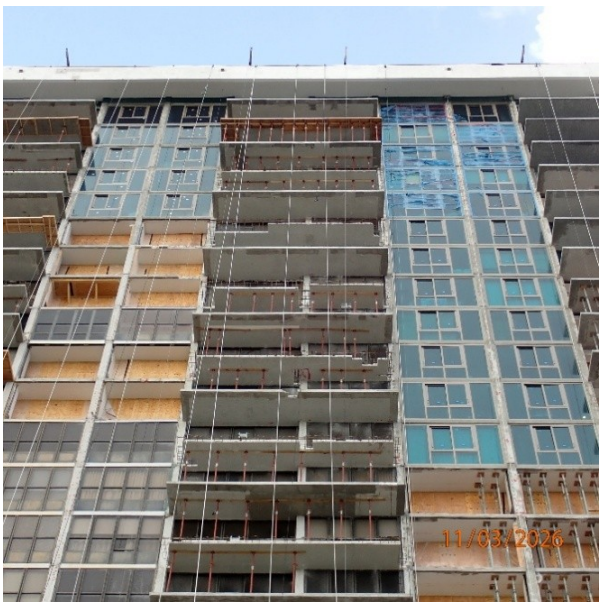


01 LINE Top Level | Photo date: 11/03/2026
In progress: Window Installation, Phase 2 (Balcony); Windows, Phase 4 (Kitchen & Bedroom)

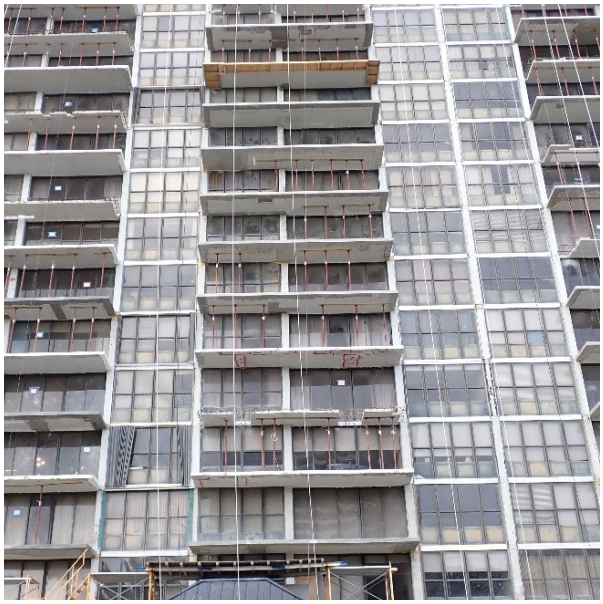
SOUTH ELEVATION (POOL SIDE) – LINES 01, 03, 05, 07, 09



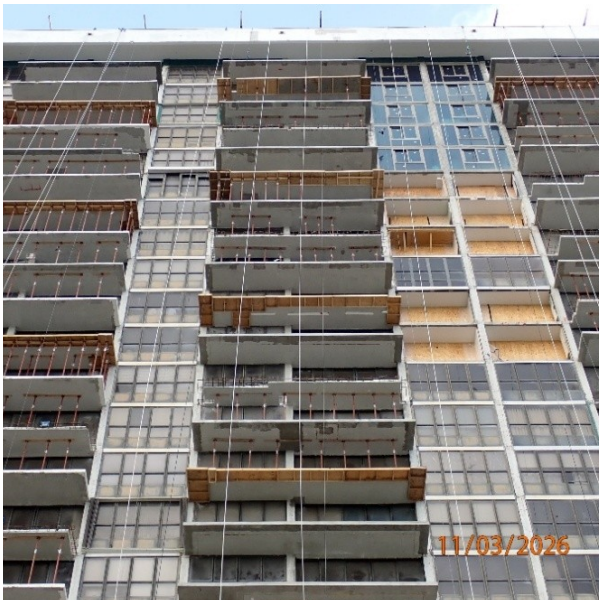
03 LINE Low Level | Photo date: 11/03/2026
In progress: Concrete Repairs, Phase 2 (Balcony)



03 LINE Top Level | Photo date: 11/03/2026
In progress: Concrete Repairs, Phase 2 (Balcony)

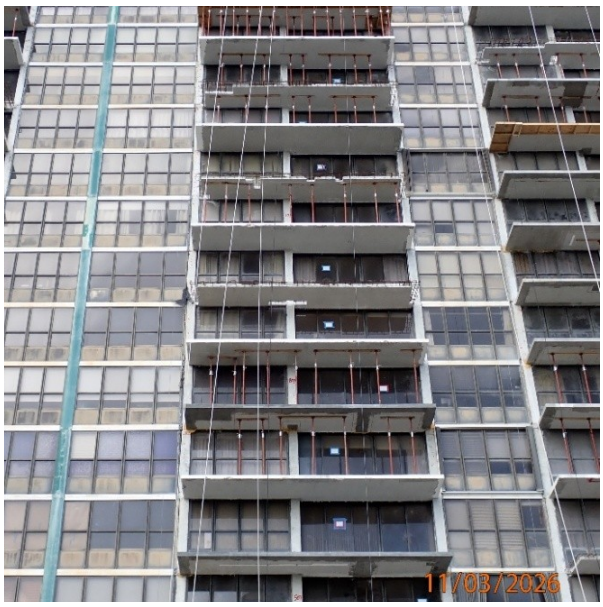


05 LINE Low Level | Photo date: 11/03/2026
In progress: Concrete Repairs, Phase 2 (Balcony)



05 LINE Top Level | Photo date: 11/03/2026
In progress: Concrete Repairs, Phase 2 (Balcony)

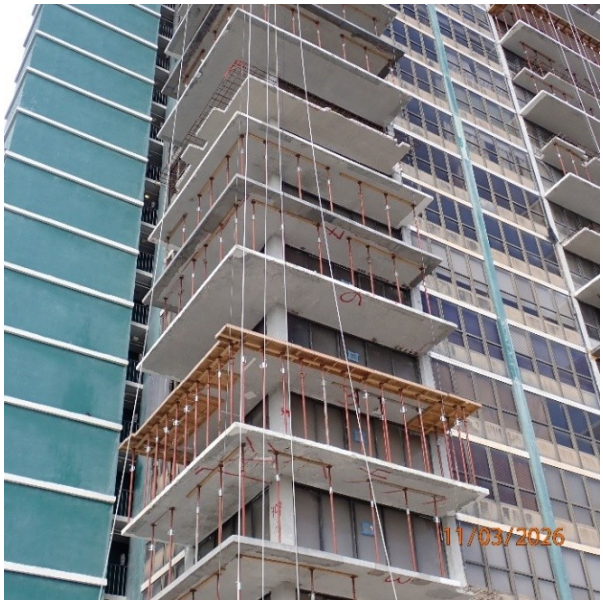
SOUTH ELEVATION (POOL SIDE) – LINES 01, 03, 05, 07, 09



07 LINE Low Level | Photo date: 11/03/2026
In progress: Concrete Repairs, Phase 1 (Balcony)



07 LINE Top Level | Photo date: 11/03/2026
In progress: Concrete Repairs, Phase 1 (Balcony)



09 LINE Low Level | Photo date: 11/03/2026
In progress: Concrete Repairs, Phase 1 (Balcony)



09 LINE Top Level | Photo date: 11/03/2026
In progress: Concrete Repairs, Phase 1 (Balcony)

AMENITY DECK & POOL



Pool Area (1) | Photo date: 11/03/2026
Pool permit pending; FDOH review underway.



Pool Area (2) | Photo date: 11/03/2026
Pool excavation is complete; work continues pending permit approval.



Patio Amenity Deck | Photo date: 11/03/2026
Patio area, part of the amenity deck design currently moving toward final Board approval.



Patio Amenity Deck | Photo date: 11/03/2026
Patio area, part of the amenity deck design currently moving toward final Board approval.

ACTION ITEMS FOR OWNERS & RESIDENTS

ALL LINES
Balcony repair work is active on your line. Please refrain from opening balcony doors and windows at this time, and follow posted safety notices.

06 & 08 LINES
Your balcony door has been secured for your safety. Please do not attempt to open it, access the balcony, or remove posted signage.

02 LINE
Balcony painting is underway on your line. Please book your unit punch-out appointment if you have not already done so.

01 LINE
Because the 01 Line is tracking ahead of schedule, crews may reach your windows earlier than scheduled. Please clear obstructions (such as furniture, window coverings, and personal items) from windows and balconies early so crews can begin when they are ready. If you require assistance, please reach out to the front desk or to us.

04, 06, 08 & 10 LINES
Please clear obstructions (such as furniture, window coverings, and personal items) from your windows and balcony area by your line's obstruction deadline: 10 Line – 12/14/2026; 04 Line – 12/28/2026; 06 & 08 Lines – 04/05/2027.

RESIDENT COMMUNICATION

NEXT BULLETIN: 11/25/2026

Have a question or concern about the ongoing construction? Scan the QR code or select the button to reach the project team directly. The m2e team will provide the latest status update available and is here to support you.

CLICK HERE ▼

Open the PBYC Project Resident Communication Form

48
HOURS

We respond within 48 hours of receiving your submission. Concerns that require immediate attention are addressed with urgency.

WHAT THE FORM ASKS FOR

1. **Your contact details**
   Your name, phone number, email address, and unit number.
2. **Add a photo**
   If your concern is about something specific, like a new issue.
3. **More information**
   Tell us if it is a new issue, what it is, and when it began.

OTHER WAYS TO REACH US

Window and weather wall questions:

Jessica Vela
jessica@csrestore.pro

Brandon Rodriguez
brandon@csrestore.pro

C&S Project Coordinators, on site five days per week.

General project questions:

Gustavo Sanin
Owner's Representative

Sarah Farooque
Project Coordinator

m2e Consulting Engineers
ownersrep@m2e.com

You may also submit your queries to the Property Management office (Building Management Office 201) if you are unable to reach us or unable to access the form.

Sincerely,
your M2E team