

Meeting with John Brinich, Homestead Construction President
April 7, 2022
10:00 a.m. – Mocha Lounge

In attendance:

Andra Kosmoski, Keith Hering, Jill Houlihan, John Brinich, representative from Ryan Reicchart Construction (General Contractor), representatives from Homestead and contractor companies

Andra explained concerns which were originally brought up in meetings with Matt Canterbury in April. John was familiar with the concerns as well as the Commitment Letter which was signed by Homestead in June.

John Brinich will be the contact person for Homestead Construction regarding any questions/concerns about the development or construction. Andra Kosmoski will be the contact person representing The Oaks.

Information shared by John and the other representatives:

A trailer will be delivered today and placed on the east side of the property.

Construction sign will be placed on the corner of Dupont Oaks Blvd. and the access road (current road behind First Source Bank/Mocha Lounge)

The access road has a new name which will be sent to Andra later.

They will start moving dirt in early May.

They will move the dirt from the west side of the property to the east side to level out.

If additional dirt is available, they will consider adding the dirt to the berm to increase its height.

Construction will begin with the clubhouse (south side of property along the access road).

The two apartment buildings to the west of the club house along the access road (southwest corner of the property) will be next.

Construction will continue with the apartment buildings in a counter-clockwise direction from the clubhouse.

Construction on the Senior Living complex is expected to begin the first week of June.

Construction for the entire project is projected to take 18-19 months.

It was stated the buildings have been distanced as far away from the property line as feasible and are further than other developments these contractors have worked on previously.

The original entrance along the property line (just south of the current message board) is no longer part of the plan.

Pipes will eventually be placed in the current drainage ditch and covered.

Sidewalk will extend from The Oaks to the corner of Dupont Oaks Blvd./Access Road and continue along the north side of the access road.

The fence will stay in place during construction and then will be replaced at the end of the project along with the promised trees.

Construction will start at 7:00 a.m. and they will ask workers to keep noise to a minimum until 8:00 a.m. There will be the usual construction noises (back-up beepers on vehicles, compressor tools, etc.).

Contractors will do their best to keep trash and debris to a minimum. As with any construction site, there will be dust, noise, and some debris. Be patient.

Signage for the Senior Living complex will most likely be placed at the entrance to the complex along Dupont Oaks Blvd. The sign will be short.

Signage for the apartment complex will be placed at the northeast corner of Dupont Oaks Blvd. and the access road.

Homestead will continue to work with The Oaks regarding a piece of land for us to place a sign for The Oaks. (Location will be near the current message sign.)

The architects, contractors, builders, etc. meet monthly and will send invite to Andra.