

Somerset HOA

Resident Portal

Project: Parking Lot Concrete Restoration

Contractor: La Gala Construction (CGC 059211)

Property Manager: GRS Community Management

someset.collaborativeconceptsfl.com

Live demo · 287 residents · 13 parking lots · 3 phases

Welcome back,

Unit 142 — Maria Hernandez

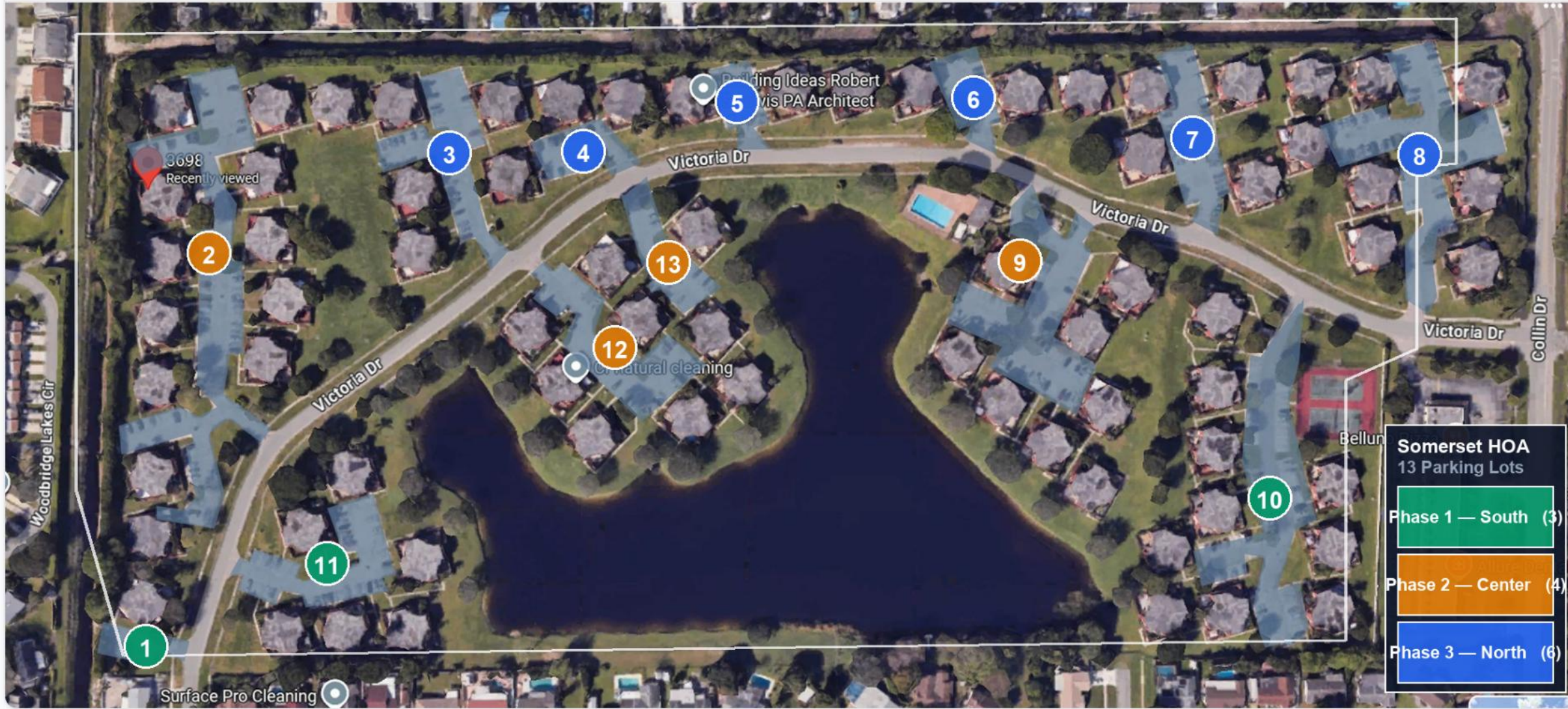
Somerset HOA · Victoria Dr, WPB · Resident since 2018

- Project Overview**
- My Unit
- Schedule
- Announcements
- Service Request
- Contact

Site Map — 13 Parking Lots

Click any numbered lot to see its phase, schedule, and impact.

● Phase 1 South ● Phase 2 Center ● Phase 3 North



SELECT A LOT

Click a numbered badge

Hover a lot to see its number and phase. Click for the full schedule, impacted buildings, and what to expect during work.

P1
3 lots

P2
4 lots

P3
6 lots

PROJECT STATUS

Mobilization

10 days from contract execution

SCHEDULE

90 Work Days

M-F · 7:00 AM – 4:00 PM

WARRANTY

1 + 5 Years

Workmanship + Annual Maintenance

Phase Progress

Phase 1 — North Parking (Buildings 1–12) In Progress 35% complete

Surface prep and concrete restoration · est. completion Week 4

Phase 2 — Center Parking (Buildings 13–22) Upcoming Starts Week 6

Weeks 6–11 · alternate parking assigned

Phase 3 — South Parking (Buildings 23–30) Upcoming Starts Week 12

Weeks 12–18 · includes curb painting and restriping closeout

TODO: Phase 1/2/3 geographic boundaries above are placeholder. Final phasing map to be confirmed with GRS after contract award.

Scope of Work

- 1 General Requirements**
Mobilization, safety, traffic control, site management
- 2 Permitting & Processing**
Municipal permits and HOA architectural approvals
- 3 Surface Prep & Demolition**
Remove damaged concrete to sound substrate
- 4 Parking Lot Concrete Restoration**
ICRI-compliant polymer-modified mortar patching
- 5 Traffic Control & Site Safety**
Cone layouts, signage, pedestrian routing
- 6 Curb Painting & Restriping**
Final markings, closeout, as-built documentation

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Project Overview

My Unit

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Your Unit

Unit 142 · Building 8

ASSIGNED TO PHASE 1 — NORTH PARKING

What This Means For You



Parking During Phase 1

Your assigned spot in the north lot will be unavailable **May 4 – May 29, 2026**. Temporary parking is reserved in the center lot, spaces C-24 through C-48.



Work Hours

Monday–Friday, 7:00 AM to 4:00 PM. No weekend or holiday work.



Advance Notice

You'll receive a push notification and email 72 hours before any work begins within 50 feet of your unit.



Access To Your Unit

Pedestrian access to your front door is maintained at all times. Crew will flag safe walking paths daily.

Accommodation needed? If you have a mobility issue, medical equipment delivery, or a scheduled move-in/move-out during your phase, submit a service request and we'll coordinate directly.

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Project Overview

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Project Timeline

MILESTONE 0

Contract Execution & Mobilization

Equipment staged, crew assignments finalized, resident notifications go out.

Days 1–10

PHASE 1 · IN PROGRESS

North Parking — Buildings 1–12

Surface prep, concrete restoration, traffic coatings.

Weeks 1–5

PHASE 2

Center Parking — Buildings 13–22

Same scope. Affected residents will be notified 14 days in advance.

Weeks 6–11

PHASE 3

South Parking — Buildings 23–30

Includes full-community curb painting and final restriping closeout.

Weeks 12–18

PUNCH & CLOSEOUT

Final Walk-Through & Warranty Activation

Joint inspection with GRS. As-built documentation delivered. 1-year workmanship warranty begins.

Week 19

TODO: Calendar dates are placeholder. Live dates will populate after contract execution.

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Phase 1 Weekly Update — Week 4

Posted by La Gala · 2 days ago

Surface demolition is complete across Buildings 1–8 and concrete pour begins Monday morning. We're tracking slightly ahead of schedule — great weather helped. Residents in Buildings 9–12: you'll be in the work zone starting Week 5. Watch for your 72-hour notification.

Temporary Parking Assignments — Phase 1

Posted by GRS · 1 week ago

Spaces C-24 through C-48 in the center lot have been reserved for displaced North Parking residents. Parking pass stickers were placed on your windshield Friday. If yours is missing, contact GRS.

Kickoff Meeting Recording Available

Posted by La Gala · 3 weeks ago

Thanks to everyone who joined the pre-construction kickoff. A recording of the Q&A session is now available — link sent separately to the emails on file.

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Submit a Service Request

Report a concern, request an accommodation, or ask a question. Typical response time is under 24 business hours.

Request Type

Accessibility / mobility accommodation

Describe your request

Example: I have a medical equipment delivery scheduled for May 12 and my front walkway will be in the work zone that week...

Best way to reach you

Email Phone call Text message

Submit Request



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GENERAL CONTRACTOR

La Gala Construction

Project Manager: **Daniel Bivins**

Phone: (561) 475-8615

Email: danny@lagalacon.com

Office: 25 SE 7th St, Suite 12, Deerfield Beach, FL 33441

Licensed & Insured General Contractor · Licensed in Florida ·
South Florida's Concrete Restoration Specialists

PROPERTY MANAGEMENT

GRS Community Management

Portfolio Manager: **William Roberts**

Phone: (561) 641-8554 x148

Email: wroberts@grsmgt.com

HOA Board questions: *TODO: board email*

For questions about HOA dues, rules, or community policy.

Insurance & Compliance. La Gala Construction is fully licensed and insured. Certificate of insurance (Lion Insurance Company, Policy 9068676 SPLI) is on file with GRS and available on request.

Signed in as

William Roberts · GRS Community Management

Portfolio Manager · Somerset HOA Admin

Community

Somerset HOA

288 units · West Palm Beach

Dashboard

Service Requests **3**

Post Announcement

Phase Progress

HOA Billing

Residents

OPEN REQUESTS

3

Avg response: 4h 12m

RESIDENT LOGINS (7D)

187

64.9% of 288 units

PROJECT PROGRESS

18%

Day 12 of 90

INVOICE STATUS

\$46.5K

Mobilization paid · Apr 21

Recent Activity

- New service request** from Unit 87 — mobility accommodation for May 12 delivery.
12 minutes ago
- Announcement posted** by La Gala — "Phase 1 Weekly Update — Week 4"
2 days ago
- Phase 1 progress updated** — 35% complete (was 28%)
2 days ago
- Mobilization invoice paid** — \$46,500 (10% of contract)
6 days ago

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Service Requests **3**

Post Announcement

Phase Progress

HOA Billing

Residents

Unit 87 · Building 4 — Mobility Accommodation

Maria Chen · submitted 12 min ago · priority: high

NEW

"I have a hospital bed delivery scheduled for May 12 and my front walkway will be in the Phase 1 work zone that week. Need to coordinate access."

Respond

Assign to La Gala

Mark Resolved

Unit 212 · Building 10 — Parking Pass Missing

Robert Feldman · submitted 5h ago

OPEN

"Never received my temporary parking sticker for the center lot. I'm getting towed from my normal spot."

Respond

Mark Resolved

Unit 34 · Building 2 — Dust Concern

Henry Park · submitted 1 day ago

OPEN

"My lanai is collecting a lot of concrete dust during grinding operations. Can the crew cover or hose down the area more frequently?"

Respond

Assign to La Gala

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Service Requests **3**

Post Announcement

Phase Progress

HOA Billing

Residents

Post Community Announcement

Audience

All residents (288) Current phase only Specific buildings

Subject

e.g., Phase 2 Start Date Confirmed

Message

Write your update...

- Also send by email
 Send SMS (residents who opted in)

Post Announcement

Save Draft



La Gala Construction
Somerset HOA — Parking Lot Restoration Portal

Resident View **Admin View**

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HOA Invoicing (Admin Only)

INVOICE	DATE	DESCRIPTION	AMOUNT	STATUS
INV-001	Apr 21, 2026	Mobilization (10%)	\$46,500.00	PAID
INV-002	May 01, 2026	AIA G702/G703 — April draw	\$92,800.00	PENDING
INV-003	Jun 01, 2026	Projected	\$105,200.00	upcoming

TODO: Real contract value and schedule of values pending bid form completion. Figures shown assume \$465K total at 10% / 90% AIA terms.

- Dashboard Service Requests **3** Post Announcement Phase Progress HOA Billing **Residents**

UNITS 287 +2 common	HOMESTEADED 52% 150 owner-occ.	LOCAL OWNERS 70% 202 mail to 33406	LLC / INC OWNED 26 investor-held	SOURCE PBCPAO 2026-04-19
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Resident Directory

289 matching records

Search by unit #, owner name, address, or parcel ID... All units All phases **Export CSV**

UNIT	OWNER	PROPERTY ADDRESS	PHASE	OWNER MAIL TO	FLAGS	PARCEL #
COMMON	Somerset Hmowners Assn INC	3642 VICTORIA DR	common	CUSTOM PROP MGMT INC C/O 3900 WOODLAKE BLVD STE 309 Greenacres, FL 33463	HOA Common	00-43-44-07-24-001-0000
COMMON	Somerset Hmowners Assn INC	3809 VICTORIA DR	common	CUSTOM PROP MGMT INC C/O 3900 WOODLAKE BLVD STE 309 Greenacres, FL 33463	HOA Common	00-43-44-07-24-018-0000
11	Fuentes Cinthia C	3950 VICTORIA DR	P3 North ~	3950 VICTORIA DR West Palm Beach, FL 33406	Homestead	00-43-44-07-24-000-0011
12	Hechavarria Eduardo &	3952 VICTORIA DR	P3 North ~	3952 VICTORIA DR West Palm Beach, FL 33406	Homestead	00-43-44-07-24-000-0012
13	Cra Associates LLC	3954 VICTORIA DR	P3 North ~	7303 WILSON RD West Palm Beach, FL 33413	LLC Non-local	00-43-44-07-24-000-0013
21	Somerset Drive LLC <small>Sunbiz: MGRM: ZINGG, IRENE · MGRM: ZINGG, JOSEPHINE</small>	3875 VICTORIA DR	P3 North ~	1868 SW 154TH AVE Miramar, FL 33027	LLC Non-local Sunbiz✓	00-43-44-07-24-000-0021
22	Tertin Florida LLC <small>Sunbiz: MGR: Volpato, Sergio</small>	3877 VICTORIA DR	P3 North ~	4336 FOREST HILL BLVD West Palm Beach, FL 33406	LLC Sunbiz✓	00-43-44-07-24-000-0022
23	Rance Claudette	3879 VICTORIA DR	P3 North ~	3879 VICTORIA DR West Palm Bch, FL 33406	Homestead	00-43-44-07-24-000-0023
24	Broche Ibrahim C	3881 VICTORIA DR	P3 North ~	3881 VICTORIA DR West Palm Beach, FL 33406	Homestead	00-43-44-07-24-000-0024

Source: Palm Beach County Property Appraiser · pbcpa.gov · pulled 2026-04-19

Phase (~) is placeholder by address range — replaced by real lot-to-unit mapping after field walk. Email + phone populate from GRS CINC export.