



# UNITED ENGINEERING CONSULTANTS, INC.

- Building Condition Surveys
- Contract Administration
- Corrosion Control Design
- Structural Inspection & Design
- Project Planning & Management

## **PROGRESS MEETING MINUTES #9**

DATE PREPARED: February 8, 2023

REFERENCE: Oceans West One Condominium, Restoration and Waterproofing  
Project No. 20-1153

DATE OF MEETING: February 8, 2023      TIME: 10:00 A.M.

LOCATION: On-site Community Room

FROM: Christopher Longman      Copies: All Participants

OWNER: Todd Angel, Condominium Board President  
Sue Ladd, Condominium Board Member  
Mui Chong, Property Manager

CONTRACTOR: Ray Reynolds, Project Manager, SPEC

ENGINEER: Christopher Longman, Project Engineer  
Andrew Holland, Project Manager

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The following subjects were discussed:

1. Schedule: Mr. Reynolds reviewed an updated schedule for the in-progress scope of work at Tower A and said that Tower B has been completed. He said that the 01/06 and 04/05 balconies at Tower A have been completed. The in-progress painting at the 05/06 stack will be completed in a week with deck coating beginning the 20<sup>th</sup> of February and completion of the stack the beginning of March. Concrete repair is in-progress at the 01/02 and 02/03 stacks.
2. Budget Update: Mr. Longman provided an updated budget and said that not much has changed except for the post tension repairs in the parking garage which continue to increase.
3. Post Tension Repairs: Mr. Reynolds said that the post tension subcontractor will be back on Monday to continue the repairs located in the garage. He said they are working on removing 3 cables in the band set that is located North of the electrical room.
4. Neogard Pool Deck and Ramp Coating: It was discussed that SPEC will coordinate with the condominium to schedule the replacement of the parking deck coating.

Mr. Longman said that Neogard issued a report stating that they felt a foreign material was present in the pool deck coating. Mr. Longman will forward the report to Ms. Ladd and Mr. Angel to review. A meeting will Structural will be coordinated to discuss the report as well.

5. Expansion Joint Replacement: Mr. Reynolds provided a price of \$6500 to replace the expansion joint material at the base of Tower B. Mr. Angel approved SPEC to submit a proposal for the work.
6. Roof Doors: Mr. Reynolds provided a verbal price of about \$8700 per to replace the roof doors on each building. Mr. Longman mentioned that the roof should be tied into the threshold when installing the new doors. Mr. Angel said he will discuss the cost with the Board.
7. Landscaping: Mr. Angel said that Owners have reported trash in the landscaping areas and Mr. Reynolds said that SPEC would make an effort to cleanup their working area after each day. Ms. Ladd said an Owner asked if the plants that are getting replaced if damaged. Mr. Reynolds said that as long as the damage is not caused by negligence then they will not be replaced by SPEC. Mr. Longman confirmed that is how the contract reads.
8. Parking: Mr. Angel mentioned that the residents needed more parking spaces than are currently available and Mr. Reynolds said that he would look into parking employees offsite.
9. Damaged Louver: It was discussed that Mr. Reynolds would have Aerotech pick up the louver that was damaged during the hurricane so a new one could be built.
10. Next Meeting: The next progress meeting date is to be determined.

The above represents United Engineering's remembrance and understanding of the matters discussed and conclusions reached during the meeting. If any of the participants has any additions or corrections to include in the meeting minutes, please notify the Engineer in writing.

#### **END OF MEETING MEMORANDUM**

Oceans One West Condominium Meeting Minutes #9