



# **UNITED ENGINEERING CONSULTANTS, INC.**

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

## **PROGRESS MEETING MINUTES #10**

DATE PREPARED: March 23, 2023

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

DATE OF MEETING: March 17, 2023                      TIME: 11:00 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

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The following subjects were discussed:

1. Schedule: Mr. Reynolds said the 01/02 balcony stacks will be complete around March 27. He said the 02/03 balcony stacks will be complete around April 3 and the 03/04 balcony stacks will be completed in Mid-May. It was discussed that there is a lot of slab edge damage at the AC closets of the 03/04 stack and the time to complete the repairs will be based on whether the damage extends behind the post tensioned cable anchors.
2. Budget Update: Mr. Longman provided an updated budget and reviewed the status of the project.
3. Neogard Pool Deck and Ramp Coating: It was discussed that the parking deck ramp coating will be replaced in September and October of this year.

Mr. Longman said he will coordinate a meeting with Structural and Neogard to discuss the fading issues on the pool deck.

4. Expansion Joint Replacement: Mr. Reynolds said he as agreed to order the materials for the expansion joint tape and the Condo will install in house.
5. Window Caulking: It was discussed that SPEC will be placing staging at the window drops at Tower A and UEC will record the condition of the window sealants. Mr. Reynolds will coordinate with General Caulking to allow them to use the staging to inspect the sealants.
6. Planter Leaks: It was discussed that Maintenance staff will dig out some areas of the planter by Tower A and UEC will inspect.

7. Planning Budget: It was discussed that UEC will assist in preparing a planning budget for the Association. The budget will include future repair work, painting, waterproofing and guardrail replacement.
8. 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 #10