



UNITED ENGINEERING CONSULTANTS, INC.

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

PROGRESS MEETING MINUTES #5

DATE PREPARED: October 11, 2022

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

DATE OF MEETING: October 11, 2022 TIME: 1:30 P.M.

LOCATION: On-site Community Room

FROM: Christopher Longman Copies: All Participants

OWNER: Blaine Winn, Condominium Board President
Sue Ladd, Condominium Board Secretary
Joey, Condominium Maintenance Personnel
Mui, Property Manager

CONTRACTOR: Ray Reynolds, Project Manager, SPEC

ENGINEER: Christopher Longman, Project Engineer
Andrew Holland, Field Technician

The following subjects were discussed:

1. **Schedule:** Mr. Reynolds reviewed an updated schedule for the in-progress scope of work at tower B. He stated that the 01/06 balcony stack will be completed this week and the stage will be split and installed on the adjacent window walls. The 03/04 balcony stack will be completed by the end of the month. The 02/03 and 04/05 stacks will be completed in November. Mr. Reynolds mentioned that they lost about 3 weeks of the schedule due to hurricane event.
2. **Budget Update:** Mr. Longman provided and reviewed an updated budget projection. He stated that the project is within budget and all of the concrete repairs at Tower B have been completed.
3. **Site Usage:** Since the last progress meeting Mr. Reynolds has decided not to place a storage container on the parking deck at this time.
4. **Paint Repair:** It was discussed that SPEC will re-visit units with paint blisters or rail paint issues and repair the issue at no cost.
5. **Post Tension Repairs:** SPEC is currently working on post tension repairs with the subcontractor at the balconies of Units 2B5/2B4 which should cost 2 to 3 thousand dollars for each of the two cables. The estimate for the garage repairs will be submitted after preliminary excavations are made.

6. Neogard Parking Deck Coating: It was discussed that Neogard and SPEC are negotiating responsibility the cost to replace the coating on the parking deck ramp. Mr. Longman mentioned the cracking on top of the deck is mainly aesthetic and that the association should decide whether they would like to re-coat it or leave it alone.
7. Roof Repair: It was discussed that the roof at Tower A and B would require repair since the recent hurricane event. Joey said that he would try to have roofing repairs at Tower A completed prior to installing stages on the affected stacks.
8. Planter Bed: Joey stated that water leaks were observed at Tower A during the recent hurricane. Mr. Longman and Joey discussed avenues of where the water could be coming from. Both the garage leaks and the topside of the planter on the parking deck were observed after the meeting. It was suggested to remove soil from against the building to inspect the joint.
9. Expansion Joint Tape: Mr. Longman stated that SPEC removed a section of the silicone tape on the topside of the pool deck at the Tower B expansion joint. It was determined that the adhesion to the tape to the building was poor and failing. It was discussed that the tape was installed by Structural. Due to how small the repair is, it was discussed that SPEC would use left over tape that Joey has and make the repairs.
10. Window Leaks: It was discussed that Joey will compile a list of units with water intrusion at the windows on the 04 balcony stack. When the swing stage is installed at that stack, UEC will evaluate the stucco for evidence the water is traveling behind the stucco.
11. Next Meeting: The next progress meeting is scheduled for November 8 at 1:30 P.M.

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 #5