

Ocean Trail V Condominium Association, Inc.
Concrete Restoration Project

Pre-Con Meeting Minutes

April 10, 2025

Present: Gia Mancini, SPEC
Victoria Wisner, Property Manager
John Gregory, Building Maintenance Manager
Peter Succoso, BOD President
Tom Maentz, BOD Treasurer
Anthony DiFalco, MCW
Francisco Ramirez, MCW Foreman
Varian Ford, Brand Safway Scaffolding Systems

1. Contractor to submit schedule/mobilization phasing plan, copy of permit, etc.
2. Project Progress Meetings will be held minimally every two weeks. Swaysland will provide project agenda and meeting minutes moving forward.
3. Construction trailer and equipment will be delivered on site, Monday 4/21/2025 and Contractor will begin mobilization.
4. May 11th due date for all balconies to be free and clear of all personal belongings.
5. Contractor will provide 2 week look ahead schedules for the residents.
6. Scaffolding will be delivered on site Friday or the following week (approximately 8 towers to start).
7. Scaffolding will be mobilized along East elevation balconies to start.
8. Permit status pending – submitted this week. Engineer requests copy of permit.
9. Balcony ceiling fans will be assessed by Swaysland if they need to remove, replaced, and/or protected and can stay in place.
10. Contractor will give a project on when the public walkways can be mobilized.
11. Garage work will likely start in May 2025 when the majority of residents have left. The BOD will request all residents leave a key. Work slotted for rainy day delays, etc.

12. Contractor to notify Association to move cars with the Property Manager a minimum of 48 hours in advance.
13. BOD would like mini mobile and/or POD storage containers option for residents. Hurricane shutters can be stored in parking garage in a couple empty spaces, etc.
14. Association mentioned to hurricane protocols and Swaysland reviewed hurricane preparedness notifications, etc.
15. Benjamin Moore paint color samples to be selected and painted in the garage in the garage.
16. Schedules will be tentative, weather permitting and updated with each payment application.
17. Blue plastic window protection to stay on for approximately 30 – 90 days.
18. BOD would like to know if public walkways re-coat waterproofing option could be available if full color change becomes unsightly.
19. BOD prefers not to paint gutters.

Next meeting will be Tuesday, April 22, 2025 at 10:00 AM.

Regards,

SWAYSLAND PROFESSIONAL ENGINEERING CONSULTANTS, INC

By: 

Gia Mancini
Staff Engineer II