

## Jim Scali

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## Professional Profile

- **Seasoned Construction & Property Management Leader** with 25+ years in new-home construction, land development, remodeling, and property oversight across New England.
- **Expert at managing end-to-end construction projects**—from land acquisition, zoning and permitting, through excavation, infrastructure coordination, and final build.
- **Proficient in multi-unit residential developments**, including single-family luxury homes, condos, subdivisions, and high-end remodels.
- **Strong grounding in environmental planning**, stormwater mitigation, wetlands permitting, and some seawall construction.
- **Skilled communicator and decision-maker**, facilitating seamless collaboration among municipalities, subcontractors, clients, and key stakeholders.

## Core Competencies

- Construction & Project Management
- Land Acquisition & Subdivision Development
- Property Management & Asset Oversight
- Permitting & Municipal Liaison
- Utility Infrastructure & Soil/Environmental Compliance
- Budgeting, Cost Control & Scheduling
- Risk Management & Quality Assurance
- Client Relations & Stakeholder Communication

## Professional Experience

### FinestPros.com – Owner / Developer / Construction & Property Manager

Kennebunkport, ME | 2004 – Present

- Spearheaded **premium single-family home** projects, consistently delivering exceptional craftsmanship aligned with client visions and regulatory standards.
- Managed **several multi-lot subdivisions**, including an 8-lot ocean-view development in Bristol, ME, negotiating terrain and excavation, permitting, and municipal approvals.
- Executed a **23-unit condominium project in Kennebunk, ME**—from site planning and approvals for a high-quality multi-unit housing project.
- Orchestrated a **two-lot subdivision sale on Damariscotta Lake (Dec 2022–Feb 2023)**, securing permits and executing lot creation within two months—demonstrating market insight and agile project execution.
- Led major **remodeling projects**, revitalizing properties with modern code compliance and value enhancement.
- Demonstrated proficiency in **soil testing, excavation, ledge hammering/blasting, well/town utilities coordination, septic/town sewer systems installation, and stormwater management**.
- Implemented and managed strategic **property management operations**, extending services to ensure client satisfaction post-construction, including maintenance, warranty oversights, and asset upkeep.
- Maintained a deep understanding of all current building and environmental codes across ME, NH, and MA.

### 2-10 Home Buyers Warranty – New England Account Manager

Boston, MA | 1995 – 2000

- Developed and expanded regional footprint by partnering with small and large residential builders throughout New England to offer workmanship and structural warranties.
- Acted as a key liaison to Residential Builder Associations, establishing trust and enhancing builder confidence in post-sale services and warranty programs.

- Strengthened client relationships via consultative support and efficient claims management, enhancing builder satisfaction and warranty program retention.

## Education

- **Associate Degree**, Lyndon College UV, Lyndonville, VT
- Coursework – Emerson College, Boston, Ma Communications

## Licenses & Affiliations

- Licensed Realtor in Ma & Insured Builder & Developer in ME/NH/MA.
- Former active Member, New England Builder Associations
- Developer of land acquisition & sales
- **Luxury Custom Homes** – Multiple high-end single-family residences across coastal and inland New England.
- **Kennebunk Condominium Complex** – 23-unit residential development.
- **Bristol Subdivision** – 8 ocean-view lots walked through environmental and site development permitting.
- **Damariscotta Lake Subdivision** – Two-lot subdivision permitting and sale completed in 2 months.
- **Fortune Rocks Beach Home** – Consulted for a new home build 2800 sq ft

## Technical & Regulatory Expertise

- Comprehensive knowledge of **site permitting**, zoning, environmental regulations, **stormwater systems**, **excavation**, **construction**, **wetlands compliance**, and municipal approval processes.
- Strong track record of **soil testing**, **ledge blasting**, **utility coordination** (wells, town water/sewer, septic systems).
- Consistent integration of **cost control**, **timeline adherence**, and **high-quality deliverables**.

## Professional Summary

- Over **two decades of proven leadership** in construction lifecycle management and property operations.
- A **builder-developer with deep market awareness**, able to swiftly translate opportunities into permitted potential projects.
- Recognized for **high-level client focus**, **strong regulatory relationships**, and **obsessive attention to operational detail**.

- Property management - excellent client relationship management skills and sub-contractor management, coordinating the quality workmanship and scheduling for multiple properties or projects of any size.