



Aquarius Condominium Association

Construction Meeting Minutes

February 12, 2016

Present Construction Committee Members, CSI, ACG, several owners and some BOD members.

ACG Andreas informs that water proofing on range was done water. Testing to be on Mon and then laying sand and pavers...

New expansion joints have been installed except where Comcast and Fire cables are installed. Comcast and Fire Alarm have to relocate cables. CSI will have to water proof new cables location and complete the expansion joint install.

Valet Deck - still slope on one space being repaired it is not as bad

Next week planned punch list almost done except for ramp pavers.

Will put an "A" on water feature

A & P Bill C. says seal pavers will make them last longer, allow less water in and make cleaning easier. Pressure wash every 2 or 3yrs. but swipe deck very frequently. Swiping deck often will avoid mold and mildew stains. Close out package at end of project.

Bumpers in lower level garage need to be put back. CSI will propose installation. Mirror put back down on bottom of valet deck.

A & P Bill C.: an important future project is to have Comcast move all wires from outside of building to inside maybe using stairs well. At the next contract with Comcast this should be required.

Feb 18 Board Meeting or before B. Coleman will walkthrough with Construction Committee Members, a day before punch list.

Big jobs should have a general contractor to check on project and he should be the “go to man.” Condo. Membership has to be educated on scope of work when there is need for an assessment.

Projects need a Project Manager, not the BOD, not the Property Manager.

Do not forget to keep the number of vendors doing work on the premises minimal. BOD members have promised to reduce number of simultaneous contractors doing similar job whenever possible. Conflict and finger pointing could be avoided this way.

It is important to:

Pay for quality work and not better price.

Vendors live on Changer Orders. Change Orders may be avoided if scope of work is well done. Several strategies to make more perfect scope of work must be used. Good scope of work is time and money well spent. Projects will be completed more rapidly and more satisfactorily.
