



# Aquarius Construction Committee Meeting

**Minutes of July 7, 2016**

Attendees:

Roy Di Maria, Committee Chairman

Zina Bluband, Construction Committee

Andrew, Hillman Construction

Buck Gupta, President

Cecílio Augusto Berndsen, Vice President

Linda Satz, Director Secretary

Bill Coleman, Condo. Regional Manager ,A|P

David Slavin, Condo. Prop. Manager

Robert Satz, Robert Bolen, Mike unit Owners and a limited number of unit owners.

Major Items discussed:

Hillman Engineering Presentation: RE: Initial results of Concrete Inspections.

a. East Underground Parking Concrete Inspection.

1. The initial inspection of about 20-30 parking spots at the east end of the parking lot showed numerous areas of decayed concrete. The discovery was closely correlated to the preliminary inspections Aquarius Condo had been advised of by several prior inspectors.

2. The remainder of the parking inspections will continue through the next few weeks. Loose concrete was manually removed to facilitate inspection of rebars and elimination of concrete falling hazards on to private automobiles.

b. East Pool Structural Condition.

1. The pool was deemed beyond repair by Hillman Inspection. It is recommended to be replaced due to the severe structural decay underneath the pool and the structural replacement which is

deemed necessary. Additionally, the pool is no longer level indicating the pool has probably fallen at the foundation/structure.

2. Hillman Recommends closure of the pool and use the pool reconstruction as the first order of business with regard to the 40 year inspection effort. Rationale: it may take the longest to complete and early commencement of this effort will reduce overall facility loss during the 2017 season. It may take as much as 6 (or longer months) to replace the East Pool.

Conclusion: The Aquarius Condo Board must decide upon a course of action regarding closing the pool and getting needed restoration efforts. Cost proposals must be gotten and a financial plan established for this and other potential concrete restoration efforts.

c. Balconies.

1. Hillman engineering performed a visual inspection of many balconies and will perform a 50% inspection of all balconies to determine overall safety of the concrete leading edges and get some feeling for the overall conditions regarding a repair/replacement effort. Hillman will employ the use of scaffold type equipment and traverse from the roofs of both North and South buildings. This effort is expected to commence within the next 2 weeks. The Tap Test will be used to evaluate any concrete delamination. A 3 man crew will be used. If significant concrete discrepancies are discovered, the remainder of balconies will get inspected.

2. Hillman also recommended all floor tiles currently cemented on to unit balconies get removed and all balconies have a water proofing applied. No tiles in the future.

d. East Planters and Promenade Deck.

1. The issue regarding the possible water leakage and maintenance of the planters was discussed but no decision was reached. It may be necessary to strip the plants and water proof the bases of these planters or it may be necessary to have them totally removed and replaced with a substitute arrangement. Also, the deck still needs to get evaluated by Hillman to determine scope of waterproofing needed, drain needs and tiles to replace current pavers.

e. Anticipated Schedule: Balcony Inspection Start Early August, 2016

Pool Replacement ASAP

March 2017 Full Scale concrete restoration assuming all contracts and inspections and permits and funding are obtained.

November 2017 potential completion of all effort.

f. Sea Wall. Not inspected yet.

## 2. V-Mech Air Conditioning Presentation.

### a. Hallway Air conditioners Installations.

1. Both North and South buildings are completed with the unit installations. There seems to be a minor “tune-up” requirement between the A/C units and the individual unit condensers. The A/C units all checked out OK. It is expected that the entire job will be completed within a few days. Some hallways already are getting the A/C.

2. Don Austin engineer to this project also made a presentation regarding the water pumps for the A/C system. Currently there is one huge pump that satisfies both N & S buildings. An engineering proposal was submitted to a prior board to consider replacement of the one pump with as many as 3 smaller pumps. The rationale is maintainability, cost operations and reliability of continued operations in the future should the one pump fail. This current pump is another antique. This effort falls under the category of initiating long term actions to enhance total A/C functioning. The Board must review the pump proposal and make a decision based upon cost data.

## 3. Restaurant Status

a. The new operator of the restaurant (Peter Perrone) states he is ready to open but 2 items need to get corrected: The gas at the stove does not work and the A/C unit does not work. Both these items are under work by David at our Management Office. Expect operations by September—maybe sooner.

## 4. Gym.

a. The Roof re-tar is supposed to begin any day. All permits are obtained; lawyers completed contract review, Contracts signed. We just need to get on with this project once and for all and get it completed. David Slavin has action on this issue.

b. Bath rooms: Expect bids on July 11. Permits will need to be obtained.

5. New Business.

a. Future Construction Committee Meetings. Because of the growing workloads under action now with Hillman Engineering and the other important projects commencing, it was established that future Construction Committee meetings will revert back to a Weekly meeting. Our future meetings will be held on Thursdays at 10AM.

b. Construction Committee participation. We urge all unit owners to take the effort to join our committee to keep abreast of actions on-going and thereby help eliminate rumor, miscommunication and aid with this enormous effort ongoing. At our last meeting there were less than 5 unit owners in attendance. Remember, this is your community—get involved!!!!

Signed: Roy Di Maria, Aquarius Construction Committee Chairman