



# Aquarius Construction Committee Meeting

**Minutes of July 28, 2016**

Attendees:

Roy Di Maria, Committee Chairman

Zina Bluband, Construction Committee

Andrew, Hillman Construction

Keven Dubry, Hillman Construction

Buck Gupta, President

Cecilio Augusto Berndsen, Vice President

Linda Satz, Director Secretary

David Slavin, Condo. Prop. Manager

Alex Zock, Construction Committee

Enzo Antidobml, Unit Owner

Dominick Facchini, Unit Owner

Major Items discussed:

## **Hillman Engineering Presentation:**

a. East Pool Inspection Completed and deemed safe for present use. Pool is still leaking and frequent checks will be performed to evaluate continued safety in future.

b. Parking Lot concrete inspection finished and noted rework areas marked in spray paint.

c. Balcony Inspections to begin immediately. All unit owners asked to remove furnishings from balcony to aid in inspection effort. Scaffolds already in place. 50% of balconies to be inspected. Any balcony discovered suspect for replacement will have second core test accomplished to verify internal concrete decay. Ceramic tiles in place will not be removed during this inspection. Inspection will commence this upcoming week and the entire schedule will be expedited to reduce the entire time period. Estimated completion of this inspection is end of August—depending upon weather.

d. Hillman was asked to prepare initial contract change to address effort and costs to install Handicap access from the pool area. Hillman does not recommend cutting access through Sea Wall to permit handicap access because of potential structural impact upon the sea wall. The board and commits will review Hillman's design.

e. Lighting was discussed regarding the issue of Turtle impact. We will not install temporary lighting but will continue with plans for permanent lighting. However, lights will be put on in the pool in evenings as a safety precaution.

f. The East Pool shell may have to be removed and an architect hired to recommend landscaping. Michael Parish was mentioned as a candidate. The architect must begin quickly to offset time constraints with legal and other to avoid delays by Hillman. **ACTION: Aquarius Board!!!! Repeat from last week.**

#### **AP Managers Report—David Slavin**

a. RFP's received for Gym Bath Rooms and Work to begin immediately on Gym Roof. Estimated completion of total Gym work before Thanksgiving. Roof Repair contract is signed. Best Roofer will be contractor. Estimated completion of roof is September 15. Start on August 15. Target Contract date is August 2, 2016.

b Proposal received on repair of West Pool Deck pavers. Approximate cost: \$2,500. Expect Immediate action.

C. CSI is to rework drain near West Pool. No time frame documented.

#### **5. New Business.**

- a. **Tirana Electrical will be working the landscaping lighting. No further details as to when.**
- b. Lights for the waterfall also discussed but no time periods were documented for this report.
- c. **Purchasing mobile "Cabana" covers for the West Deck which would really make our facility look first class. ACTION: BOARD DECISION. Get pricing and evaluate purchases to make West Pool useable during East Pool construction.**

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. Remember, this is your community—get involved!!!!

Signed: Roy Di Maria, Aquarius Construction Committee Chairman