

## **AQUARIUS CONSTRUCTION COMMITTEE MEETING**

August 11, 2016

Kevin Dubry, Hillman Engineering

Mike Fleet, Best Roofing

Farrukh Sayeed, Project engineer for Aquarius

Buck Gulpa, BOD

Linda Satz, BOD

Ceccilio Berndsen. BOD

Victor Rocha, BOD

Stephen Arginteanu, BOD

Alex Zoob, Construction committee

Zina Bluband, Construction committee

Sharon Smith, Social committee

Pam Ippolito, Social committee

Also in attendance the number of Aquarius owners

### **Primary Issues discussed:**

#### **HILLMAN ENGINEERING PRESENTATION ON STATUS OF 40-YEAR INSPECTION**

- 1) Balconies inspection is on schedule. Hillman completed about 72 units up to date. No surprises or complications. Dates for the next phase submitted to office. Office will post information for the owners on the start of inspection.
- 2) Hillman approached 6 Landscape architects for the Aquarius project. Four declined the job due to the previous commitments and the time schedule. The two remaining will be provided with scope of work. Hillman continues to look for more Landscape architects.

3) Proposed schedule was discussed including implications.

Electrical inspection starts next week. Two inspectors will be working (one in each tower). 10% of existing units will be inspected for electrical safety. Building electrical systems and equipment will be inspected at 100%.

Hillman was asked to provide dates and selection for the condo units to inform the owners of pending inspection.

Kevin will provide schedule revised for the dates in the readable format.

4) The issue of balconies railing was discussed at a great length. Kevin indicated that based on their experience it may be the City of Hollywood Building inspection that will require change of all railing to comply with the safety code.

Unit owner presented an idea to replace current style of railings with the glass railing. This issue was discussed, and eventually it is the Aquarius owners that will have to vote on it. Kevin was asked to provide:

a) Engineering opinion on the structural concepts of glass railings and its effect on the integrity of the balconies. If it is possible from the structural point of view, the Hillman will provide the budgeted estimate on both options for the owners to consider and to vote.

5) On the subject of storm shutters that will have to be removed during concrete restoration: It will be responsibility of the contractor to remove the shutters and to install it back.

6) Kevin was asked in the final inspection report to provide the short summary explaining the reasons, Broward County guidelines and requirement for the 40-year recertification, all for the owners' benefits.

### **BEST ROOFING PRESENTATION ON THE STATUS OF GYM'S ROOF**

Original start of the project was on August 15. The contractor is waiting for HVAC units on the gym roof to arrive. Once HVAC units are installed the project will commence. HVAC units should arrive before August 18. The contractor does not have approved permit, but was very optimistic about approval in about two days. Mike Fleet of the Best roofing did not see problems with the completion date as originally planned. Best roofing wanted Aquarius to vacate number of the parking spaces in the valet area

for the trash container and disposal of the old roof material. Because of the load concerns for the valet area deck, the other option was selected. The old roof debris will be disposed off from the East pool deck area into the trash container on the Aquarius service road.

### **PRESENTATION BY Farrakhan Saied ON THE STATUS OF GYM'S BATHROOMS**

- 1) The attorney for the Contractor signed and approved the contract. Once it is reviewed and approved by the Association attorney the contract will be signed and in effect. This should happen next week.
- 2) Once contact is signed the permit for this job issued to Farrukh Sayeed should be transferred to the contractor.
- 3) Estimated completion time for this project is about 79 days from the commencement.

### **OTHER ISSUES**

- 1) Air conditioning in the restaurant area is not working. New owner of the restaurant has contract to open business on September 1st. Management company is interviewing contractors to perform work on AC. The new owner indicated that he will open restaurant regardless of the AC status.
- 2) Social committee discussed options to celebrate Labor day either in the Aquarius room with BBQ and serving outside or all outside. No decision was made.

Meeting adjourn

Submitted August 12, 2016

by Zina Bluband