

## **AQUARIUS CONSTRUCTION COMMITTEE MEETING**

August 18, 2016

Kevin Dubry, Hillman Engineering

Mike Fleet, Best Roofing

Buck Gulpa, BOD

Linda Satz, BOD

Cecilio Berndsen. BOD

Alex Zoob, Construction committee

Zina Bluband, Construction committee

David Slavin AP

William Coleman , AP

T&T Custom Design, contractors (gym bathrooms)

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 106 units to date. The detailed evaluation report should be submitted on September 20st, including the engineer's estimated budgeted cost of 40year certification compliance. The issue of accessibility for the future painting project was discussed. While the Hillman is capable of changing the location for swings based on the building specifics to support the swings, the same is not possible for the future building exterior painting project. Hillman will try to find solution addressing the blocked "pigeon" holes used for the swing and the access to the flat wall surfaces. Eventually this solution may be presented by the contractor who is going to do the painting job.

2) Hillman will provide the budgeted cost for two balconies railing:

- a) metal railings
- b) Glass railing

They will also provide pros and cons for each design. Since this item represent the material alteration change in the building appearance, the final selection will be decided by the owners' s vote. At least, with the full information on the comparable cost, benefits, and negatives, the owners will be making informed decision.

2) Electrical inspection is completed. The results will be incorporated in the engineering report. However, it was discovered that while the east pool is safe to use from the structural point of view, the electrical inspection calls for the number of items to be taken care of immediately in order to have the pool open for public use. Mainly, the electrical inspection discovered that the grounded capacity of corroded pipes cannot guaranty the safe operation of the pool and should be taken care of immediately. The pool's electrical equipment should be correctly grounded. This project does not require substantial investment and should be completed ASAP. David Slavin will contact electrical contractor to accomplish this task.

3) To have lights inside the East pool to operate again, the grounding of pool electrical equipment must be complete. After this the light fixture inside the pool could be fixed.

4) Hillman approached 6 Landscape architects for the Aquarius project. Four declined the job due to the previous commitments and the time schedule. Hillman continues to look for more Landscape architects. Meanwhile, the decision was made to provide scope of work and to arrange the meeting with two available architects to expedite this component of the project.

5) Hillman suggested creation of the task force consisting of owners to facilitate and expedite vote on the material alteration items that are outside of required work for 40-year certification. It is important for this process to start as soon as Hillman will provide budgetary estimate for required and desired improvements. The contacting of contractors cannot be done unless voting is complete and the final scope of work could be submitted for bids.

## **THE STATUS OF GYM'S ROOF**

Original start of the project was on August 15. The contractor was waiting for HVAC units on the gym roof to arrive. HVAC units arrived today. Work on the roof should start next week.

## **THE STATUS OF GYM'S BATHROOMS**

1)The attorney for the Contractor signed and approved the contract. The City of Hollywood permit department asked the T&T contractor for additional information related to the fire and emergency lighting and location of the bathrooms as it relates to the overall building plan.

T&T provided information requested. William Coleman will discuss this matter with Farrukh Sayeed (project engineer for Aquarius) to expedite the permit issue ASAP.

2) The update on this project will be provided at the next meeting.

## **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 reviewed the contractors bids and provided recommendations to the BOD. BOD will vote on selection of contractors ASAP.

2) Conditions of pavers in the valet area. Some of the pavers are damaged. Some settle down and require the addition of a sand. There are oil spills on the pavers. We also have occasional water paddles in the garage area. The decision was made to let Hillman engineering to inspect valet area and to recommend the course of action to fix the problems. This should be done while the material and workmanship are under warranty from CSI. David Slavin will investigate the possibility to apply seal over the pavers using in house maintenance crew.

3) The status of light fixtures in the outside fountain, lobby fountain and landscaping was discussed. Davis Slavin will provide update on these issue for the next meeting.

Meeting adjourn

Submitted August 19, 2016

by Zina Bluband