



Construction Committee Minutes September 15, 2016

Present:

Roy Di Maria, Committee Chair
Zina Bluband, Committee Member
Robert Levyev, Committee Member
Andrew Di Cesare, Hillman Engineering
Kevin Du Brey, Hillman Engineering
Buck Gupta, BOD Pres.
Linda Satz, BOD Secretary

Condominium Owners:

Pam Ippolito,
Robert Falus
Robert Satz
Laszlo Stem
Sharon Smith

Landscaping on East Pool — Hillman Actions

1. Hillman Engineering will interface with a landscape designer to get suggestions. The Aquarius BOD will participate with discussions.
2. Hillman will provide Aquarius BOD construction bids by Oct 15, 2016. Scope of work to be defined will be shown as an exhibit.

Gym Bathrooms and Roof

1. The structural permit at the city for approval was denied. It seems to be an issue regarding the bathroom's proposal and city stipulations that Sayed has to resolve. The Committee reviewed the porcelain tile issue since it was discussed some tiles selected were over budget due to extra installation labor that was needed. The BOD selected a 6X6 tile which was acceptable to T & T for installation.
2. The Committee wanted T & T to begin work on the areas that were permit approved. Demolition could get started.
3. The committee chairman asked Sayed and T & T to take action to have the Hot Water heater inspected for serviceability. This was supposed to be done some time

ago. We do not want to have a major mechanical exposure with a potential water Tank explosion and damages to all of the new construction and Gym equipment.

4. T & T is supplying a Change Order for \$1.500 to cover costs for frosting 4 doors in Showers and sauna.
5. The Electrical and Fire permits submitted have been approved.
6. The Heater for Steam room was evaluated and determined it needs to be replaced. Cost estimate for this equipment is \$10, 000.00.
7. Best Roofing has completed half of the job of the new roof for the Gym. Estimated completion on September 23, 2016. It looks they are doing a good job. Sayed was asked to perform an inspection for adequacy.

Elevators

1. A major equipment failure occurred recently in the North Tower rendering all elevators inoperative. The cause as a main conduit cable that was apparently repaired in the past. This was a temporary measure but never finalized. David Slavin, Property Manager is expecting a full evaluation of the elevators for BOD action regarding replacement or renovation.
2. Costs for this major effort must be determined for the next year budget.

West Pool Heater

1. Miami Pool Tech is working on this now. Hopefully it will be back in operation next week.

Restaurant

1. We expect a bid to replace the Air Conditioning equipment by September 23, 2016.
2. A problem with the Restaurant refrigerator needs to be solved. The Condo. Association will bear the costs of this repair according Linda Satz.

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