



Aquarius Construction Committee Minutes September 29, 2016

Attendees: Organization

Roy Di Maria, Committee Chairman
Zina Bluband, Committee Member
Alex Zoob, Committee Member
Robert Leviyev, Committee Member
Linda & Bob Satz, Board and unit Owner
Vic Rocha, Board Member
Andrew DiCesare, Hillman Engineering
Cecilio Berndsen, Board Vice President
Buck Gupta, Board President
David Slavin, Condo Property Manager
Bill Coleman, Condo Property Manager

Unit Owners Attending:

Pam Ippolito Susan Spain Robert Falus Lazlo Stern Mike Alpert
Gilbert Mellow Orlando Herrera Sharon Smith

Discussion Items:

Hillman Engineering:

1. Andrew targets getting official contractor bids on the several 40 year Construction projects discussed at this meeting and discussed at the membership meeting on the evening of 9/29/2016. The goal is to get bids by October 20, 2016 for Board review and possible contractor selection. The time period is a sensitive issue because any delays will necessarily extend repair of these safety issues into next year. This milestone is very sensitive. (In this set of minutes I will not repeat the number of safety issues needing correction since these items have been identified numerous times in the past.) The expected bids will include several "Nice-to-have" (wish list) items that have also been identified numerous times in the past.
2. Hillman needs an updated Property Survey of our Aquarius to enable adequate estimates and planning. The Property Survey at Hollywood was incomplete and

over 43 years old. This new survey will cost \$35,000. Mr. Harry Green is expected to be the surveyor.

3. Andrew reviewed for the Construction Committee the elements of the briefing he had prepared for that evening's open forum to the unit owners. His briefing was clear, complete and professionally prepared.

Farrukh Sayeed, S & D Engineering and Construction: Roof and Gym Baths

1. The Gym Roof is completed. Best Roofing added extra tar paper and flashing. The extra paper is expected to reduce or eliminate the water puddling collected after a rain. (We must remember the code allows puddling for, at most, a 48 Hour period.

2. T & T made a presentation regarding the tiles selected and they prepared a Change Order for board approval. The committee advised T & T that the specification on contract now for lockers will be deleted. No lockers are to be included. It was deemed an unnecessary element since all users are expected to be unit owners not needing any storage locker. The cost savings from this deletion was expected to offset the \$5,000 extra costs T & T wanted for the 24 X 24 inch tiles and no grout lines. Also, there was a credit to be applied for changes in the showers.

a. The Boiler and Water Heater was inspected by a plumber and they will have to be replaced. This is already in process by T & T. Minor plumbing changes will be included with this equipment replacement. Permitting is not believed to be a problem. Permission was given for them to start this effort on October 3, 2016.

b. The Gym is still closed but work has begun to satisfy our contract specs. A small make-shift Gym is available near the Library for limited unit owner use.

VMech: Air Conditioning

1. Both Buildings Hallway A/C jobs are completed.

2. A proposal is expected from them to address A/C requirements in the A/C room, off of the Cascade Room. This A/C will also address Air Conditioning for the restaurant. The effort includes a new chiller, duct work and a new 2-3 ton air unit. Current projected cost for this effort is \$60--80,000.

3. Other potential contractors may be considered.

Restaurant:

1. Mr. Perrone expects his license this week.

2. The city passed his inspection.

3. As we understand, the opening will occur any day now. There may be a grand opening. This was mentioned to Mr. Perrone.

West Pool Heater:

1. Unexpectedly, the West Pool Heater failed and is under warranty. A new heater is expected to be installed week of Oct 3, 2016 at no cost to the Association.

Elevators:

1. A new power feed cable to prevent the significant failure experienced in the North Tower is needed in the South Building. The Board is aware of this urgent need and they are working a replacement work order -- TBP contractor.

2. The Gym Elevator cab is undergoing another cosmetic paint addition of the walls.

3. Much time was devoted to the safety status of all elevators. It was decided that the Board will secure an outside evaluation of what needs to be replaced to enhance the overall safety of these 40+ years old elevators---and the cost!

Other Issues:

1. The Committee Chairman suggested action to clean and beautify the East Pool and Plaza/Promenade areas in anticipation of the arrival of seasonal unit owners. Specifically, it was suggested that a power washing of the floor tiles get done (as last year) and the aluminum railing get painted since it is peeling. The steps, rail and walls to the beach also need attention.

2. Several weeks ago, a suggestion was made, and reiterated, that some wind breaking tarp should get installed onto the poles adjacent to the West Pool restroom structure to enable more comfortable use of the lounge chairs underneath the covered structure. This inexpensive addition will allow greater use of the West Pool during the winter season when use of the East Pool will be restricted due to extensive sunshade. The undersigned again stresses this action.

Roy Di Maria

Construction Committee Chairman