Construction Committee Meeting
October 13, 2016

Attendees: Organization

Roy Di Maria Chairman
Robert Leviev Member
Arcady Chase Member
Alex Zorb Member
Bill Coleman Condo Manager
David Slavin Condo Manager
Cecílio Berndsen Board Member
Buck Gupta, Board President
Andrew di Cesare Hillman Engineering
Linda and Bob Satz Board Member and owner
Tom Laubenthal Landscape Architect Consultant

Several Unit Owners

Discussion:

1. Hillman Engineering:
a. Andrew DiCesare answered several questions regarding testing completed to evaluate balcony structural safety.
The original concrete design and construction met a compression force level of 4,000 PSI but current measurements show the passage of time and erosion due to close proximity to ocean have reduced this strength to under 2,000 PSI on 5 out of 6 core samples. It remains as Hillman's Engineering position that all corner balconies should be totally replaced. It was also discussed by a committee member that possibly the initial PSI strength was not applicable to today's code standards but this comment received no discussion as Hillman must use as a basis the current code stipulations and trying to re-achieve a 4,000 standard is the action we are taking. The center balconies were also discussed and as of yet there is only plans to repair unless future testing shows total replacement is also the best course of action.
Some unit owners asked for added testing to assure we are going in the right direction and Hillman has agreed to this.

b. Several questions were asked regarding Shutters, potential penetration into floors of unit owner units, if needed, Window replacement potential, possible damages to windows during balcony rework, etc. Answers were provided as best as possible at this stage. No expected damages are currently anticipated but shutter support brackets on to the floor of the balconies will need to be addressed. It is believed Hillman's estimate has included costs for this possible effort.

2. Landscaping & Architecture East Deck

a. Mr. Laubenthal made an excellent presentation showing a number of options that the Aquarius must decide upon so he can make a specification detail for contractors to bid upon. The specific items discussed were the following: What do we want regarding the following:
SPA/Jacuzzi; type of pool desired; Tiki Hut; Shade/canopy; Green Room wall (facing east ;) BBQ; Type of Deck pavers; Planters/removal; Palm trees; Handicap access to pool and beach; Steps and landing to access beach from East Deck; Gym Elevator; Shuffle Board; East Shower; Glass or Aluminum Rail; Hi Impact windows for Green Room; Covered support for outdoor eating area north of restaurant; replacement of "Blue" canvass cover facing Trump building; several other issues.

b. The Committee remained for several hours discussing pro's and con's and costs to these important issues. Our meeting adjourned at approximately 2 PM.
c, It was decided that the committee and board would reconvene on Sunday October 16, 2016 at 1PM to develop a priority listing of the issues the Landscape consultant needed for his specification development. This was subsequently accomplished on October 16 and a recommended listing was agreed to in a democratic voting fashion by all Board and Committee and some unit owners present. This listing of mandatory needs and elements contained in our "wish" list was transmitted to the consultant via email.
d. The consultant needed this info immediately so he could develop a target specification for cost proposal by November 1. It is our desire to have a specification developed for distribution for contractor proposals by mid-December, 2016, or earlier.
1. It was also suggested at this Sunday meeting that management action get taken to clean and repaint the steps and walls leading to the beach from the east deck. The steps are dirty and the walls have some mildew. It was also suggested that some rubber stick-on foot non-slip attachments get installed on the steps to enhance safety.

Signed: Roy Di Maria,   Chairman of the Aquarius Construction Committee