



Aquarius Construction Committee Meeting

December 8, 2016

Attendance:

Roy Di Maria, Chairman

Robert Leviyev, Arcady Chase, Members

Linda Satz, Buck Gupta, Cecílio Augusto Berndsen, Board of Directors

Andrew Di Cesare and Kevin Du Brey, Hillman Engineering

Steve Argentine, Joel Cohen, Gilbert Melloul, B. Goldberg, Robert Satz, Mark Farber, Michael Albert, Constantine, Vlad Blank, Unit Owners

Discussions:

Hillman Engineering:

Andrew Di Cesare reviewed the scope of work expected to be contracted on the balcony project. He explained the 6 bidders we received cost information from and answered the question regarding warranty of the work. He explained the warranty period would be for 5 years. This warranty will cover the balconies, deck and concrete work. The waterproofing will extend 8 years.

He also explained that the contractor selected would be responsible for explaining the Plan of Action with regard to which projects would be started first and time period estimates. He thought the East Pool would be the first project.

Three 3 of the 6 contractors who have submitted their bid have already posted security bonds.

David Slavin:

The **Gym** should be completed by 11 January 2017.

The Pipes in the green Room ceiling are being replaced.

The **Air Conditioner Chiller** contractor is to be replaced.

The **Fans on the roof** are expected to be corrected sometime in January, 2017.

The **garage Entrance Gate** which was damaged by a unit owner will be replaced.

It is not repairable. The insurance company of the responsible unit owner is

expected to make a visit and estimate any day. The replacement cost will include extra costs due to security coverage. It may take 2 weeks to get it replaced.

The **Valet paver** resetting by CSI is completed.

The **staircase to the sidewalk** is to be inspected for areas that appear to show separation.

Hillman Engineering will evaluate the placement of a **new Handicap** ramp to make it more accessible.

The Gym Roof is still an open issue. A large sum of \$\$\$ has been held back from Best Roofing until the water pooling and rust stains are satisfactorily corrected. Best Roofing was put on notice.

Other Info:

The Board expects to make a final selection of the **General Contractor** within the next week. Also, the entire ownership will be sent an official notice regarding material changes for their approval. This general voting will establish scope of work to be finally contracted. Items like whether to include **Glass Rail** vs aluminum will be decided by the unit owners and added to the contract. Cost comparisons are expected to be shown for unit owner's review. The general contractor will be asked questions regarding safety, steps to prevent window damages, shutter removals, storage and reinstallation and other important items.

Some unit owners are still violating safe driving practices in the garage. Many still exceed safe speeds and some were observed driving in the wrong direction from the up ramp to the Valet. Signs were posted. All must be more attentive to avoid further accidents.

Meeting was adjourned at 10:45.

Roy Di Maria, Chairman of the Construction Committee of Aquarius