



Aquarius Construction Committee Minutes

January 12, 2017

Attendees:

Roy Di Maria, Chairman
Alex Zoob, Member
Zina Blueband, Member
Arcady Chase, Member

Board Members:

Buck Gupta, President Linda Satz, Board

Unit Owners:

Mike Alpert Ylia Gonorovski
Leonard Finkelberg Pam Ippollito
Nicole Andre St. Amour Edward Khmelevsky
Joel Cohen Boris Goldberg
Sharon Smith

Contractors:

Andrew Di Cesare and Kevin Dubrey, Hillman Engineering

Discussions:

Hillman Engineering (Andrew) reported that negotiations with the 2 selected competitor contractors are nearly completed and final decision on selection of a contractor is upon the Aquarius Board.

Apparently, there was a scant reduction in pricing among the 2 contractors despite the negotiations. Therefore, a 3rd possible contractor was asked to supply a bid to compare the 2 bids already received. This 3rd contractor was originally qualified and a potential bidder: Coast to Coast Contracting. He was not included as one of the 2 selected without bias. I understand he has already posted a bond as a valid contender. The time

schedule for a final selection of a contractor will now get extended to permit this 3rd bidder to supply his cost proposal. Also, both contractors would not renegotiate the cost estimated to reinstall Shutters. An approximate cost of \$500,000 was included for this effort by both contractors but our Board President balked at this amount since so many shutters have already been removed (about 40) with window replacements and a good number may not get reinstalled if they are not code compliant.

There was much discussion regarding the balcony repair/replacement effort. The discussion seemed to focus on the inside balconies. It is this chairman's opinion that the majority of unit owners accept the testing data that supports replacement of corner balconies. This opinion was reinforced with comment from the earlier Town Hall meeting. However, there still seems to be a large number of unit owners who challenge the need to replace vs repair the inside balconies. Hillman reiterated that replacing the inside balconies would not affect the building structure or side walls---this issue was a contention by many unit owners. Hillman also stated that some testing accomplished on the inside balconies---on a sample basis---also supported replacement.

Some self-proclaimed "experts" on concrete construction challenged the Hillman reports.

As of this writing, this chairman is unsure as to the expected scope of the balcony issue. Cost proposals are being received with total replacement as a basis for the cost. However, this may be subject to change. The board must decide on the expected path to take regarding the total balcony issue.

Bank Loan:

The Banco Popular has qualified Aquarius for a **MAXIMUM** of \$15 Million as a loan amount for the total construction effort---payback over 15 years at approx. %4.75 interest. The details of this arrangement were discussed several times over the past several weeks. However, a member of the audience still did not seem to understand that \$15 Million is not obligated as spent funds! This is the **MAXIMUM** available! The unit

owners must still vote on specific issues other than the mandatory safety corrections and 40 year certification needs. Specific items such as Glass Railings, Hallway redecoration in both buildings, outside cover at the Restaurant, Scope of elevator replacement, East Pool design and size, East deck repair, and other costly items must still be voted upon by the owners. Additionally, several enhancements must also get approved before any costs can get determined---such as a possible BBQ area, a possible cover for the Outside sitting area north of the restaurant, a storm cover for the East sitting area, etc. Once all of these costs get collected as unit owner voted-upon desires, only then can a total cost picture get established. This important comment was also reiterated to the unit ownership numerous times---and stressed by our attorney at the Town Hall meeting! In summary, at this time the Aquarius has NOT obligated \$15 Million and will not do so unless all items are approved by unit owners and costed.

Gym:

Inspection by the city was completed and we passed. The gym is near completion and expected to be open next week. The gym is being final inspected now to assure all contractual items are incorporated and the quality of workmanship is acceptable. We do not expect this effort to delay opening of the Gym. David Slavin is still in negotiations with Sayeed our Gym Engineer regarding specific contractual issues.

Valet Fountain:

Lights have been installed. CSI still must install plumbing. No dates for this effort are available! (UGH!)

Parking by contractors or unit owners in front of the fountain will not be tolerated.

Landscape Lighting:

Tyrone Lighting expected to complete all wiring, post and fixture operations by end of next week.

Other:

Our Manager David Slavin reported the West Pool Heater is fixed.

Meeting adjourned at 11 AM.

Roy Di Maria, Chairman of the Aquarius Construction Committee