



Aquarius Construction Committee Meeting

January 19, 2017

Attendees:

Roy Di Maria Chairman

Arcady Chase and Robert Leviyev, Committee Members

Buck Gupta, Linda Satz & Bob Satz, Board of Directors

Andrew Di Cesare and Kevin Du Brey, Hillman Engineering

Laslo Stern, Unit Owner

Discussions:

Hillman Engineering:

The construction contract was signed by the board last week with Structural Preservation Systems. The board has stated that all details of this contract will be published for all unit owners to see. Remember: The elements involving material changes in the physical conditions as they currently exist---other than safety related----must be still voted upon the board. The information to be distributed should show the costs associated with these changes/enhancements so unit owners can evaluate their voting selections.

Hillman has been asked to schedule a presentation by a Pool Engineer to discuss for the population the engineering issues for the "T" shaped pool and the current pool. Time to be arranged.

David Slavin, Property Manager:

The Gym will be open for use by 4PM tomorrow---Jan 20. It is still being cleaned and looks pretty good. The stairwell is being repainted today. The air filters have been replaced. The equipment is positioned and should be ready. If there is any equipment problems let David know. There still may be some "tweaking" due to the scope of the effort. A bulb needs to be replaced in the hallway; the hand rail will be smoothed. The elevator has been safety checked and inside repainted.

David still is in negotiation with Sayeed regarding "punch list" items and whether they are in scope.

David is to get an estimate to install a timer at the Hot Water heater to get better electrical and long term reliability of the water heater.

Roof fans are to be costed by Mach; a pilot Roof Fan has been installed in the Line 5 North Tower.

The Chiller (Cascade and Restaurant) cost still is too high and David is working with VMech to get pricing.

VMech also is preparing a cost report to fix the **Belt Fans** in the roof.

The **lighting project in the front** landscaping is completed by Tyrone Electrical.

The Waterfall in Valet is fully operational - at last!

David was informed that there is a **water leak** in the garage just opposite the garage entrance door of the North Building

Valet Pavers:

David will take action to address the poor condition of the Valet Pavers with CSI and the engineer who managed the CSI Contract. The warranty period expires in April. We may have to consider legal action. The pavers still are not secure; the grouting has been reapplied 2X and still erodes with rain; the pavers will move as the grout gets lost to water. Pictures need to be taken as documentation.

West Pool:

Discussion centered on actions needed to reduce the **wind** effects upon comfortable seating around the West Pool. With the expectation of demolition of the East Pool, we need to develop a temporary solution to make using the West Pool more enjoyable for all unit owners.

Meeting Adjourned at 11: 15.

Roy Di Maria, Chairman of the Construction Committee