



AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes February 23, 2017

Attendees:

Construction Committee: Alex Zoob, Gilbert Melloul, Leonid Finkelberg, Pamela Ippolito, Roy Di Maria, Sharon Smith, Zina Bluband.

Members of the Board of Directors: Buck Gupta, Cecílio Berndsen, Linda Satz.

Contractors:

- Hilman Engineering (Hillman): Andrew DiCesare, Kevin Dubrey.
- Structural Preservation Systems, LLC (Structural): Cale Delarey, Andres Colvo.

AP Management: David Slavin- Property manager, Sean Fontana- Regional manager.

Meeting was also attended by the significant number of Unit Owners.

Agenda

1. Status of the construction permit for 40-year recertification project.
2. Status on the preconstruction mobilization schedule
3. Status on the construction schedule that identifies stages of construction, starting time for each, location of the equipment, dumpsters, new beach access and number of parking spaces that will be lost during work on the east deck and pool.
4. Removal and reinstallation of the storm shutters.
5. Gym Bathroom project update.
6. Gym roof status update.
7. Condition of the pavers in the Valet area and on the Ramp.

Status of the construction permit for 40-year recertification project

Andrew DiCesare of Hillman Engineering provided the following information:

Permit application was filed with the City of Hollywood on February 7, 2017. Permit number B17-100670. On February 22nd the application fee of \$27,000.02 was paid. This is a Master Permit that relates to the 40-year recertification only. It does not include material alterations items that have yet to be voted on by the association membership. It takes from 4 to 8 weeks for permit approval, with 8 weeks being more realistic. Structural

Preservation Systems (General contractor for the project) has an expeditor on staff, who will be involved in the permit approval process if needed.

This master permit also does not include construction work on the Seawall and East pool. There are potential environmental issues associated with these items. The exemption from permit for seawall has to be filed with the Florida Department of Environmental Protection (FDEP).

The pool project will require compliance with the Department of Health and the Coastal Construction rules.

Sub permits for seawall and pool will be filed after issuance of Master permit.

Status on preconstruction mobilization schedule

Structural indicated that mobilization includes mainly delivery and placement of equipment, dumpsters, and establishment of the storage space and offices. It should take about week from the date the permit is issued. In a couple of weeks they will be ready to go. Under the term of a contract the Structural has to complete this project in 80 weeks from the date the permit is issued.

Five days after issuance of permit the east pool will be shot down.

The existing beach access will be used till the new beach access in the North East corner of the pool deck is build.

Status on the construction schedule

Hillman provided tentative information with two drawings that identify location of the equipment, dumpsters, new beach access, number of parking spaces that will be lost during work on the east deck and pool, etc...

At this time Hillman has not provided timeline or priority for the construction stages. Hillman is working on completion of this task. Tentative schedule, while still subject to changes and corrections should be provided well before the permit is issued.

Hillman was requested to provide construction schedule when ready, in the format acceptable for display in the lobby.

Removal and reinstallation of the storm shutters

The reoccurring question about storm shutters removal, reinstallation and potential additional cost to the owners was asked by the Aquarius resident. Hillman confirmed their previous explanation on this subject by the following statement:

a) All **qualified** shutters will be removed during the construction and reinstalled back with no additional cost to the owners.

Qualified shutters are:

- 1) Installed after 1996
- 2) Installed with permit
- 3) Must be operational.

b) Most shutters installed before 1996 are **not qualified** due to the changes in building code. Contractor will remove shutters, but it will be the owner's responsibility to pay for new shutters or replace existing windows and doors with the impact windows and doors. At 11am today, the BOD arranged presentations by three impact windows and doors contractors. Hopefully, the information presented will help owners in making this tough decision.

Impact Windows Installers:

- Coastline Windows & Doors, James Monteagut, 954-658-5322
- Action Window & Glass, J.Scott Sandstrom, 954-294-3553
- Broward Impact, Joe Marshall, 954-922-0606
- Hanes Hurricane Shutters, 954-458-6866

Each Aquarius unit must have either storm shutters or Hurricane impact windows and doors. The cost of association Master Insurance is significantly discounted because of storm shutters and/or impact window and doors. The absence of shutter in units without impact windows and doors will result in the loss of discount, therefore increasing the association insurance cost.

Gym Bathroom project update

David Slavin, property manager, provided update on this project. Men's Steam room drains were installed improperly. It resulted in leaks into Aquarius room. T&T attempted several fixes, but the leak is still not fixed. S&D (engineer) is put on Notice. The retainage fee for S&D and T&T will not

be released, till after the problem is fixed. The Management and BOD pursuing resolution of this issue with T&T.

There is also a supplemental project for saunas and steam rooms mechanical upgrade that among other issues involve installation of the timer, filtration and blow down system for the steam boiler. There is no timer to shut the boiler off. It boils continually. Florida Hot Tub & Sauna Center, Inc. (FHT) submitted a proposal for this project. It will be voted on today during the meeting of BOD at 6:30 pm. There is also a need for hand held showers in the steam room to sanitize benches for the personal use.

Gym roof status update

David Slavin provided the update information as follows:

Roof still experiences ponding. The retainage fee will continue to be withheld pending the resolution of the change order rejected by the engineer as unnecessary to fix the problem and the confirmation from Best Roofing to consider the engineer's recommendations to eliminate ponding.

Condition of the pavers in the Valet area and on the Ramp

Some of the pavers are damaged. The sand between pavers settled down and cannot hold pavers in place. Contractor provided a warranty that will expire in April. Contractor's attorney has sent a letter implying that because the sand as an installation base was approved by the BOD at the time against contractor's recommendations, there is no obligation for the contractor to comply with the warranty provisions. It is quite obvious that the warranty was provided by the contractor knowledgeable about method of installation they have used, and therefore, fully responsible for fulfilling the terms of the warranty.

However, the litigation takes time and money, our money. Roy Di Maria had a great suggestion. Instead of wasting time and money on the very uncertain outcome of the legal actions, to find the company to take a care of the problem. Sooner is better, since the condition is not going to improve.

Meeting adjourned at 11 AM.

*Signed: **Zina Bluband, Committee Chair***