

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes March 2, 2017

Attendees:

Construction Committee: Gilbert Melloul, Leonard Finkelberg, Pamela Ippolito, Sharon Smith, Zina Bluband.

Members of the Board of Directors: Buck Gupta, Cecilio 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.

A significant number of Unit Owners also attended the meeting.

Agenda

1. Status of permit for 40-year recertification project.
2. Status on the preconstruction mobilization schedule
3. Status on the construction schedule.
4. Storm shutters.
5. Gym Bathrooms update.
6. Gym roof ponding issue update.
7. Pavers in the Valet area and on the Ramp.

Status of the construction permit for 40-year recertification project

At this time there are no developments related to the permit.

Status on preconstruction mobilization schedule

Structural reported no changes to mobilization schedule as discussed during the meeting on February 23, 2017.

Structural decided to perform the exploratory work on four inside balconies. The exploratory work consists of removing the section of top finishes and concrete to expose existing rebars. Structural will use rebar scanner to determine conditions of the rebars, and will replace concrete on the sections of balconies affected by the exploratory work. The scanner's tests will be submitted to the Structural's Technology team for the analysis and recommendations. The exploratory work should start on Wednesday March 8, and will take two days. Once the scanner tests are submitted to the Technology team, it will take from four to six weeks to have

results back. The Technology team will make decision on the application of test results to the entire population of the inside balconies.

The purpose for this work is to determine if any viable option exists for not removing inside balconies completely.

Status on the construction schedule

Hillman works with the Structural and AP to finalize schedule. Hillman has current methodology incorporated into the schedule, but will wait for the results on exploratory work by Structural to modify construction schedule accordingly. The schedule must be completed before the permit is issued.

Current plan calls for the work to start not later than 5 days after permit approval and to be completed in 80 weeks. 52 weeks is allocated to the completion of east pool, pool deck, seawall, and the South tower with the North tower to be completed last.

Protection for doors and windows during the construction was discussed at a great length. The windows probably will be covered with plasticized PVC film or similar product. The doors will be covered with plywood, which will remain in place until new concrete for balconies is poured, in approximately 9 weeks after the start of construction. Once concrete is in place, the plywood could be replaced by the film.

Storm shutters

The identification of storm shutters that qualify for removal and reinstallation was discussed. Different ideas have been presented. There is the difference of opinions on handling this issue, and therefore number of options on resolving it.

Option 1 is based on the opinion that burden to show shutters qualification (s.a. permit, operational functionality, installed after 1996) is on the owners.

Option two shifts work to identify qualify shutters to AP management by utilizing the office staff to conduct search of historical files for the permits related to shutters installation.

No decision was made on this issue. Management promised to consider second option, but there is a concern about staffing time and efforts that would be required to complete this task.

Board member emphasized again that all unit at all time must have either storm shutters or Hurricane impact windows and doors. The absence of shutter in units without impact windows and doors will result in the loss of Master Insurance discount.

Gym Bathrooms update

The leak into Aquarius room associated with the steam generator supply fittings is fixed. Once engineer will affirm that there is no leak, the T&T retainage fee will be released. The release of retainage fee for S&D is still on hold.

Florida Hot Tub & Sauna Center, Inc. (FHT) is the contractor for mechanical upgrades for sauna and steam rooms. The replacement parts required for this project have been ordered by FHT. The delivery of parts (specifically control for a steamer) is expected on March 9.

Two pieces of exercise equipment in the gym had not been working. One is fixed. Waiting for the replacement parts for second.

Gym roof update

David Slavin scheduled meeting with the contractor to discuss ponding issue on the roof. Contractor did not show up. Management and BOD will continue to pursue resolution of this problem with Best roofing. The retainage fee of \$10,000 is not released to the contractor.

Pavers in the Valet area and on the Ramp

No movement on the resolution of issue on damaged pavers and missing sand. David Slavin will pursue option to have independent pavers' installers to take care of the problem. No specific timelines have been identified for this project.

There was also discussion on the potential addition of the handicap ramp in valet area. This issue requires more time and consideration due to the ADA design requirements.

Meeting adjourned about 12:30 PM.

Signed: Zina Bluband, Construction Committee Chair