

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes March 9, 2017

Attendees:

Construction Committee: Leonard Finkelberg, 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

Hillman/Structural

- Update on the construction permit for 40-year recertification project. What is substantial improvement per City Code of Ordinance chapter 154.50? If Structural valuation by the City permit department determines that the Aquarius proposed improvements are under this Ordinance, what are consequences to the permit process?
- Status on the exploration work on four inside balconies.

AP management

- Status on consideration by the office to identify permits for the storm shutters permits from historical files.
- Status on the Gym bathrooms.
- Update on the Gym roof.
- Update on AC in Cascade room and restaurant.
- Update on any development related to the pavers' problems in the Valet area.

Hillman/Structural

Update on the construction permit

City Code of Ordinance chapter 154.50 defines substantial improvements as construction costs during a five-year period that equals or exceeds 50% of the market value of the structure before the improvement started. The market value of Aquarius structures is about \$50 millions. Therefore, Aquarius structures are excluded from any requirements of City Code of Ordinance chapter 154.50. There is no adverse effect on the permit process.

Contractors submitted preliminary construction schedule and two drawings with plans that reconcile all construction phases to this schedule. Start, duration and finish for each construction phase are based on the assumption that the permit will be approved by April 1st, 2017. The current methodology was incorporated into the schedule, but it is subject to change contingent results of the exploratory work on four inside balconies.

Status on the exploration work on four inside balconies

The exploration work will be completed today. Owners that volunteered their balconies for this work had commented on the professionalism of the Structural's employees performing this task. The test results will be given to the Structural's Technology team. It will take 3-4 weeks for this team to analyze the tests and to recommend the actions, including application of test results to the entire population of the inside balconies.

The potential overtime work to accelerate the construction schedule was discussed. The Structural will submit information on the additional costs of overtime to the BOD.

AP management

Status on consideration by the office to identify permits for the storm shutters permits from historical files

Office staff is already working through the historical files to provide all 269 unit owners with the information on the storm shutters. Susan Spain, the owner of unit 806S, offered to help office with this time consuming process. The tentative completion of this work is at the end of March. The results will be provided to all owners and to the contractors.

Status on the Gym bathrooms

The leak into Aquarius room is fixed. T&T retainage fee was released. The release of retainage fee for S&D is still on hold. Florida Hot Tub & Sauna Center, Inc. (FHT) will start on the mechanical upgrades for the sauna and steam rooms as soon as the replacement parts required for this project are delivered.

Update on the Gym roof

David Slavin had a meeting with the Best Roofing to discuss ponding issue on the roof. BOD offered to release \$10,000 retainage fee less \$1,500 (estimated costs to fix the problem). The performance bond for this contractor is still in place. AP continues to work on this issue.

Update on AC in Cascade room and restaurant

AP will have meeting with the vendors tomorrow. The vendors: VMech Mechanical and Service America. The cost estimate from \$55,000 to \$59,000 for "like for like" system replacement was provided by both contractors. The BOD also would like to consider the "split" system. To cost out "split" system vendors need engineering analysis. AP will provide status update on this project after meeting with the vendors.

Update on the pavers problems in the Valet area.

In order to prevent further deterioration of the pavers, BOD and AP management decided to take the following action: the specification for sand used in the installation of pavers was obtained from the contractor. The sand will be delivered and applied by the Aquarius maintenance team.

Other issue

There was a discussion on the claim filed with the Insurance Company that relates to the Lobby/Green room repairs and to the furniture damaged /lost due to flooding. Outcome remains to be seen.

Meeting adjourned about 12:00

Signed: Zina Bluband, Construction Committee Chair