

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes March 16, 2017

Attendees:

Construction Committee: Leonard Finkelberg, Alex Zoob, Sharon Smith, Zina Bluband.

Members of the Board of Directors: Buck Gupta, Cecilio Berndsen, Linda Satz, Judy Ort.

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

A significant number of Unit Owners also attended the meeting.

Agenda

Hillman Engineering and Structural Preservation

- No agenda items until permit status remains as is.

AP management

- Status on the process identifying the shutters' permits from the historical files
- Status on the Gym bathrooms
- Update on the Gym roof
- Update on AC in Cascade room and restaurant
- Update on the maintenance schedule for the sand application
- Status on the membership meeting to vote on the "material alterations" issues

Status on the process identifying the shutters' permits from the historical files

Binders with the information on permits are put together now. The work will be completed by the end of this week or the beginning of next week.

Status on the Gym's bathrooms

Cecilio provided nice update on the Gym's bathrooms. Completed: massage table in women's bathroom, chairs in the dressing rooms, hangers, rubber mats to prevent slipping, thermostat and health warnings signs saunas and steam rooms, etc.

To be completed: installation of additional grab bars in the steam rooms, re-enforce sauna seats, install new timers and circuit breakers in Saunas, additional hangers near steam room. Contractor is still waiting for the replacement parts, installation date TBD. AP will continue to update us on the status of this project. There is a work order in place for the maintenance crew to paint benches and massage table in the bathroom.

The need to replace existing shower curtains in the shower stalls was discussed. Existing shower curtains are too short and are "blowing in," allowing water escape. With the number of options available to fix the problem, the most efficient solution is to replace curtains with ADA weighted curtains that will hang flush and keep water inside the shower stall. I will

email to David Slavin Web page links to the vendors carrying ADA curtains in their inventory. David Slavin will investigate the purchase of curtains and will update us on the status.

Update on the Gym roof

AP management met with Best Roofing (Best). It appears that the Best took care of the rust and stains. The only remaining issue is ponding. BOD offered to release \$10,000 retainage fee to Best less \$1,500 (estimated costs to fix the problem). The Best offered to fix the ponding issue with 20 year warranty if the association will grant them maintenance contract. BOD is looking into this possibility.

Update on AC in Cascade room and restaurant

On March 9, AP met with the vendors. VMech Mechanical will have to provide design specifications for the "split" system. These specifications will be submitted to three vendors for bidding. AP will meet with VMech Mechanical tomorrow on March 17 and provide status update on this project for the next meeting.

Update on the maintenance schedule for the sand application

The Maintenance crew completed first application of the sand. There are still areas on the valet deck where the sand is missing. More sand should be ordered to fill spaces between pavers in the remaining area on the deck. AP will have "walk trough" to identify the need.

Status on the membership meeting to vote on the "material alterations" issues

The meeting is scheduled for April 6th, 2017. Voting package with the proxy and instructions has been mailed to the owners.

Miscellaneous

One of the owners had the following questions:

The Comcast cables are currently hanging outside Aquarius's balconies: is there a plan to change this? How to insure that TV, phone, and computer services not interrupted during the construction? If the information on finishes other than tiles for the balconies flooring will be provided to the owners.

Answers: AP is working with Comcast and AT&T to address proper cables installation. AP is also working with the service providers and the construction contractors to make sure that none of the services is interrupted during the construction. All Owners will be provided with the available and/or recommended options for the balconies flooring when the time comes.

Discussion on the construction schedule and the order of work on the balconies

Buck Gupta explained again that there are going to be eight swings covering entire building. The demolition work will start from the top floor, while the restoration will start from the bottom floor. Obviously, the owners of the units on the top floors will have their balconies' doors covered by the plywood for a longer time. The demolition should take about six weeks.

Meeting adjourned about 12:07pm

Signed: Zina Bluband, Construction Committee Chair