



# AQUARIUS CONDOMINIUM ASSOCIATION

## Construction Committee Minutes March 30, 2017

### Attendees:

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

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

### Contractors:

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

### **Agenda**

#### Hillman Engineering and Structural Preservation

- Update on the permit status. Address recent notes on the permit related to the bldg-electrical-plan review and zoning plan review. Address the potential involvement of the permit expeditor.
- Status for a site plan from Hillman to enable the restaurant to apply for permit to put a sign outside for advertisement.
- Work done on the parking situation during the construction.
- Update on the progress of exploration work performed on March 8 and 9 on four inside balconies.
- Possibility to get a slightly lighter shade of gray glass for the glass railings.

#### AP management

- Where are we on the shutters' permits from the historical files?
- Status on the Gym bathrooms (are replacement parts in?)
- What is status of Gym roof (maintenance contract?)
- Update on the meeting with vendors for AC in Cascade room and restaurant (design specifications from Vmech).
- Was there a "walk trough" valet area to identify needs for additional sand application?
- Updates, if any, on the cable providers considerations.
- Negotiations with Trump towers on the beach access during the construction.

#### Hillman Engineering and Structural Preservation

##### **Update on the permit status**

City of Hollywood permit department has requested some additional information on the specific subparts of the construction permit. Hillman prepared all responses and was ready to submit information to the permit department. They have been advised by the City of Hollywood to wait for the engineering-landscaping review and then to submit all responses at the same time. To do otherwise will delay permit approval process.

Expeditor from Structural is already involved in the permit process and is communicating with the city of Hollywood permit department.

### **Status of a site plan for the restaurant**

Site plan was provided to the restaurant owner today. Next week the site survey will be available in the electronic format and will be forwarded to the owner. Hillman will check with the owner if the information provided is meeting restaurant needs for the advertisement sign's permit.

### **Work done on the parking situation during the construction**

Contractor and management will provide timely information for the owners losing their parking spaces during the different stages of construction.

### **Update on the progress of exploration work performed on March 8 and 9 on four inside balconies**

The results of exploration work on four balconies were inconsistent. The Structural's Technology team provided preliminary design to determine the economic feasibility of the construction efforts to preserve partial structure of inside balconies. This design involves construction of the beam on all inside balconies and has to be further evaluated. The Technology team is currently working on the alternative design. The Structural will keep us informed on the progress.

There was also a discussion on the subject of owners not present before or during the construction (snowbirds). It is imperative for the South tower owners leaving for the season, before the construction start, to remove all furniture and items from the balconies and to close all shutters.

### **Possibility to get a slightly lighter shade of gray glass for the glass railings**

Hillman will investigate Coastal and Environmental glass shade requirement and will provide us with the legally acceptable options.

### **Other issues outside of agenda**

Beach access during the construction is going to be where current beach access is. Structure will be installed to ensure the safety of owners going to the beach.

One of the owners asked for the confirmation of the T-shape pool and the glass railings inclusion in the contract cost and the reconciliation of other budgeted items. This information will be provided to him by the Hillman, the Structural and the AP management and not by the construction committee.

The suggestion was made to notify all owners of the extremely hazardous noise and dust conditions during the construction. It is assumed that once everyone will have this warning, the owners with the principal residence out of the state of Florida will decide to remain in their homes out of the Florida during the construction. It is an administrative matter and AP management will take it under the consideration.

The question was asked if any pre-construction work could be done prior to the permit approval. The contractors have indicated that once it will be clear that the permit approval is imminent, they can start some mobilization activities.

#### AP management

##### **Progress on the shutters' permits from the historical files**

This work is completed and the results will be submitted in PDF format to Hillman and Structural.

##### **Status on the Gym bathrooms**

The replacement parts have been installed and saunas and steam rooms are open for use.

David Slavin is working on the purchase of ADA shower curtains and will be updating us on the status.

##### **Status of Gym's roof**

All work is completed. The Association has the warranty and the maintenance contract with the Best roofing.

##### **Update on the meeting with vendors for AC in Cascade room and restaurant (design specifications from Vmech)**

This project is the "work in process" due to the complicity of the issues associated with the existing equipment and the options for the new more efficient system.

##### **"Walk through" valet area to identify needs for additional sand application**

Maintenance will monitor conditions of the pavers and the sand. All owners are encouraged to report to the office any problems they see with the sand and/or pavers. The Maintenance placed an order for more sand. Once it is delivered, they will apply it to the remaining areas of concern.

##### **Updates, if any, on the cable providers considerations**

AP management will have meeting with Comcast today. The main issues are:

1. To ensure that there is not going to be any interruption in services during the construction
2. Change cables installation from the outside of the building to the inside.

##### **Negotiations with Trump towers on the beach access during the construction**

This option was explored and is available, but not currently considered.

Meeting adjourned about 12:10pm

Signed: Zina Bluband