



AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes April 13, 2017

Attendees:

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

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

AP Management: David Slavin- Property 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, Jean-Simon Berube

Agenda

Hillman Engineering and Structural Preservation

- Update on the permit status.
- Based on the current coastal codes, what are the Aquarius options for the shade of glass railing on the balconies and the seawall?
- Any update on the alternate design to preserve the partial structure of the inside balconies.

AP management

- Update on the status of continuing negotiations with the vendors for AC in Cascade room and restaurant.
- Update on the status of continuing negotiations with the cable service providers.

Hillman Engineering and Structural Preservation

Update on the permit status

City Of Hollywood building department completed initial review on April 4, 2017. Engineering- Landscape plan was approved on April 4 and Building -Structural plan was approved on April 6. The remaining Zoning and Utilities drainage plans

hopefully will be approved next week. The additional information for these plans was requested by the City and has been submitted.

In view of the positive developments on permit approval status, The Structural will start construction staging by the middle of next week. The East pool will be closed on April 24, 2017, due to the contractor's need for work space and the construction of a protective structure for the owners' access to the beach. Notices on the parking spaces affected by the construction will be posted today.

Aquarius options for the shade of glass railing on the balconies and the seawall

If the pool lights are visible from the beach, the glass railing should have 45% or more of shade.

New lights are designed to face the west; therefore they are not visible from the beach. Aquarius is free to select any shade/or no shade for the glass railing on balconies and seawall.

Any update on the alternate design to preserve the partial structure of the inside balconies

The final design with the cost estimate will be presented to the BOD in the beginning of next week, and will be available the Construction committee members for the meeting on April 20.

Other balconies related issues

- During the construction, balcony's windows and doors will be covered by the plywood, restricting the light and views. To have some lights in the units, the Association negotiated an option of Plexiglass panel instead of plywood. The panel size is 4ft X 8ft and cost \$250 including installation. This option is at owner's expense. Notice on this issue will be posted today. If more than 50 panels are ordered, there may be a price reduction per panel. There is another option to reduce the cost of panels by sharing South tower panels (once not needed any more) with the owners in the North tower. Notice addressing this issue will be posted today.
- The South tower owners who did not supplied office with the copy of keys to enter the unit encouraged to do so ASAP. It is in the owners' interest to cooperate and it is required by the law. Any damages that are documented during construction may be covered by the Structural Insurance. If the preconstruction inspection is not possible due to the lack of keys, undocumented damages will be hard to prove and the owners may not recover the cost. Notice addressing this issue will be posted today.
- BOD approved Hillman's proposal to provide specifications for the shutters and windows/doors compliant with the City code and the association Bylaws with no cost to the Association. It was requested to post these specifications to the Aquarius Web site for all owners to see. Structural is working on the

proposal to install the Hurricane impact windows and doors for interested owners.

AP management

Update on the status of continuing negotiations with the vendors for AC in Cascade room and restaurant

The selection of configuration for the new AC system/equipment is contingent upon outcome of the Insurance claim filed by the Association. This issue will be discussed again when we will have an update on the Insurance claim status from the property manager.

Update on the status of continuing negotiations with the cable service providers

Management is expecting the cost to remove cables from the building exterior and replace it with the interior installation from Comcast. Comcast provides broadband internet, cable TV, and phone service via their hybrid fiber coaxial network. AT&T is expected to submit the cost of services for broadband internet, phone, and digital TV using fiber network. AT&T provide connectivity via both DSL and fiber networks.

Management will continue to provide an update on the status of negotiations.

Meeting adjourned about 11:45am

Signed: Zina Bluband