

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes April 20, 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, 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, Jean-Simon Berube

Agenda

Hillman Engineering and Structural Preservation

1. Update on the permit status.
2. Final design and the cost estimates for inside balconies.
3. Alternative access to the beach. Any feasible options?
4. Administrative process for the construction meeting agenda once the construction is in progress.

AP management

5. Any preconstruction/construction related problems or news?

Hillman Engineering and Structural Preservation

Update on the permit status

The City Of Hollywood building department approved all plans with the exception of Zoning plan. Building department is reviewing today the information submitted for the Zoning plan. The results of review will be available hopefully next week, since the building department is closed on Fridays. It appears that the approval of permit is imminent. In view of the positive developments on permit approval status, on Tuesday, April 18 the Structural started pre-construction inspection of the residences in South Tower. Structural added more staff to the inspection team in order to expedite the process. Structural will use total of eight swings covering all balconies. They will use mesh to prevent debris falling on the West pool deck. The owners are encouraged again to remove all items from the balconies and to supply the office with keys to the residence. It is in the owners' interest to cooperate and it is required by the law. The East pool is closed.

Final design and the cost estimates for inside balconies

Overall savings for the alternative design solution including estimated concrete repairs is not significant, only about \$91,000. The savings are based on the "best case" scenario and may even be less once the actual conditions of concrete discovered. BOD decided not to pursue this option. Clear glass railing is selected for the balconies and the seawall. Hillman is working on the estimate to replace the gray glass on the west pool deck with the clear glass to match balconies and seawall. This estimate will be available by the end of next week.

Other balconies related issues

Floor plans for south tower residences are placed at the security desk to help owners to select desirable number of Plexiglass panels as an alternative protection during the construction. The option to purchase Plexiglass panel is extended to Friday, April 28.

In 2014 Association signed time and material contract for emergency repair of some balconies' edges in the South East corner of south tower. During this work one of the balcony (appears unit #305) was completely replaced. AP management was requested to locate a contract related to repair work performed and provide Hillman and Structural with all information available on this project. If the work was correctly done and includes waterproofing, it is possible that repaired balconies will not have to be demolished and rebuild.

Alternative access to the beach. Any feasible options?

In addition to the covered access to the beach in the current location, Hillman is considering alternative access through the east wall of the south tower's storage area. Hillman is expecting to have a meeting with the FDEP today to discuss potential for this option. Hillman was also requested to consider redesign of the stairs leading to the beach. Contract includes repairing current stairs. We would like to have a landing next to the door with the stairs to follow. Presently, the stairs start right at the door creating not very safe access from the east pool deck to a beach.

Administrative process for the construction meeting agenda once the construction is in progress

Once the construction starts, Hillman will submit the agenda for each construction meeting. This agenda will always include 3 permanent items: 1) construction schedule for the 90 days looking forward, 2) weekly information on any construction issues that may affect the owners, and 3) Selection of the material/finishes when the time comes. Hillman was also requested to include in agenda weekly "life" update on the construction progress.

AP management

Any preconstruction/construction related problems or news?

All notices related to the upcoming construction have been posted. The continuing negotiations with the contractors for AC, and the cable providers are not at the point where the meaningful discussion can take place. AP management will continue to update us on the status and progress for these projects.

Meeting adjourned about 12:00.

Signed: Zina Bluband, Construction Committee Chair

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