

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes April 27, 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, Cecilio Berndsen.

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, Andres Calvo

Agenda

Hillman Engineering and Structural Preservation

1. Update on the permit status.
2. Update on the progress of pre-construction inspection for South tower.
3. Estimated cost to replace the gray glass with the clear on the West pool deck railings.
4. What is the status on Alternative access to the beach location?
5. Any news on the potential design for the stairs leading to the beach.

AP management

1. Any preconstruction/construction related problems or news related to the contracts currently under consideration.

Hillman Engineering and Structural Preservation

Update on the permit status

Only Zoning plan remains to be approved. The information requested by the City was submitted on April 5. There is no explanation for the delay in approval process. On Monday, May 1st, Hillman and Structural are planning to have a meeting with the City of Hollywood reviewer (providing the reviewer is available) to discuss the delay.

Update on the progress of pre-construction inspection for South tower

Structural submitted pre-condition log for the South tower. Last seven units will be inspected today. The log shows that Structural could not access 12 units due to the lack of keys, 2 units with the dogs inside and no owners present, and 2 units with owners denying the access.

AP management will attempt again to discuss with the owners the importance of pre-construction inspection and the legal requirement to supply the keys.

Structural provided list of the South tower balconies that need to be shutdown in full or partially starting May 1st. Structural will install 2 anchor pipes against balconies' columns. Every 3rd floor is affected, such as floors 2, 5, 8... Etc. The anchors will remain in place until the end of construction. Structural will also place 2X4 sliders against sliding and swinging doors to ensure that doors locked. Notice on this subject was posted to inform affected owners.

Estimated cost to replace the gray glass with the clear on the West pool deck railings

Structural is waiting for the cost estimate from manufacturer. Tentative time for availability of this information is next week.

The status on alternative location for beach access and news on the potential design for the stairs leading to the beach

Other than the current beach access, that is going to be protected to ensure owner's safety, Hillman is considering three following options:

- 1) Creating access opening in the east wall of South tower storage area where the beach shower is currently located.
- 2) Moving beach access from East pool deck to the North to allow for the proper ramp design.
- 3) Installation of lift (elevator) where the stairs are now.

Every option under consideration will comply with a Field permit requirements that include the potential impacts to the beach dune system, adjacent properties, native salt resistant vegetation, and marine turtles.

The owners in a South tower will have to remove items from the storage areas. Information for the affected units will be provided by the management.

Other issues

- Impact windows and doors
Hillman completed specifications for Impact windows and doors. Structural submitted specifications to the vendor and is waiting for the cost estimate.
- Seawall
About 90% of the seawall exterior concrete must be removed, rusty rebars replaced and the concrete restored. The interior of seawall will be repaired. The surface finishes will be beach weather resistant.
- Comcast cables.
The potential problems with Comcast cables hanging outside of the balconies during the demolition process was discussed at the great length. Comcast will relocate their boxes, but what is the process for the owners to report interruption of the service and solution to fix it? We have a commitment from Hillman to provide for next meeting what may be acceptable solutions for this very important issue.

AP management

Any preconstruction/construction related problems or news related to the contracts currently under consideration.

AP is working with cable service providers and AC vendors. David will update on status when arrangements are finalized.

The fire sprinklers will be removed from the certain areas in garage. AP will notify owners affected by this action.

One of the owners asked if it is possible to keep heavy door from the gym's elevator lobby to the west pool deck open to allow individuals with the walker deck access. Management will consider action.

Meeting adjourned about 11:45 am

Signed: Zina Bluband, Chair of the Construction Committee

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