

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes May 4, 2017

Attendees:

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

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

AP Management: David Slavin- Property manager.

Contractors:

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

Meeting was also attended by a significant number of Unit Owners.

Agenda

Hillman Engineering and Structural Preservation

1. Update on the permit status.
2. Update on the mobilization process and anchors installation on balconies.
3. Do we have estimated cost to replace the gray glass with the clear on the West pool deck railings?
4. Is there a finalized version on the location for Alternative beach access and on the potential design for the stairs leading to the beach?
5. Solution to the potential problems with hanging Comcast cables during the balconies demolition.
6. How and where the storm shutters that are removed and will be reinstalled are stored?
7. Have Information on balconies 205, 305, 206 repairs done few years back was provided and if yes, what is the conclusion? To demolish or not these balconies?

AP management

8. Any preconstruction/construction related problems or news related to the contracts currently under consideration.
9. Notice to South tower owners to clear storage areas.
10. Is it possible to keep the door to west pool deck open?
11. Two light posts in front of garage do not work. Damaged connections or need new light bulbs?

Hillman Engineering and Structural Preservation

1. Update on the permit status

It appears that the city of Hollywood building department cannot find documents submitted on April 5 for zoning plan. During the meeting Andrew DiCesare was in the building department trying to determine what has happened. Kevin will inform the BOD and AP management by Friday on the results of Andrew's meeting with the reviewer.

2. Update on the mobilization process and anchors installation on balconies

Mobilization proceeds as planned. By the end of this week the installation of anchors will be completed on approximately 16 balconies. To prevent debris from falling down during demolition the Structural will use netting on the balconies; however, this will not stop the dust during construction.

3. Do we have estimated cost to replace the gray glass with the clear on the West pool deck railings?

Cost information is not available as of today. Structural is submitting information for the bid to a second vendor. Buck Gupta addressed the issue on selection of the glass railings. There is no decision made at this time on the glass selection. BOD is waiting for the costs of clear, gray or blue glass. The cost of gray glass is included in the contract. While the clear glass is cheaper, there is an additional cost to replace the west pool gray glass with the clear for uniform appearance. Once cost is provided, the BOD will make a decision on selection. If the BOD will require the committee recommendations, it will be up to the beautification committee to provide such. In addition, the Structural does not have at this time the costs of replacing existing windows and doors with hurricane impact product.

4. Is there a finalized version on the location for Alternative beach access and on the potential design for the stairs leading to the beach?

Hillman is working with their design team on designing the beach access steps with the lesser slope. The design option for the alternative beach access through the east wall of the south tower storage area will be submitted to the BOD. The details for design are not yet available and will be presented during the construction meeting once finalized (maybe next week?)

5. Solution to the potential problems with hanging Comcast cables during the balconies demolition

Currently Hillman is in negotiation with the Comcast construction and technical representatives on the preemptive steps to avoid problems with the cables during the demolition of balconies and to prevent negative impact on the owners. It is Hillman's intention to have liaison person from Comcast and to avoid owners' involvement in this matter. Any potential costs for Comcast services related to the relocation of cables during the construction will be billed to the association. As of now, owners experiencing service problems will have to call Comcast 800 number. Hillman is trying to arrange for the toll free phone number to Comcast service dedicated only to Aquarius residents. Update on this issue will be provided as soon as details are known.

6. How and where the storm shutters that are removed and will be reinstalled are stored?

Storm shutters will be bagged and stored inside the unit. Where to store shutters inside the unit will be decided by the unit owner.

7. Have Information on balconies 205, 305, 206 repairs done few years back was provided and if yes, what is the conclusion? To demolish or not these balconies?

Contractors have been provided with information identifying units. They cannot confirm from the observations if the repairs have been done properly. Linda, and if needed AP personnel, will try to locate inspection report associated with this job. Without the details on scope of completed work Hillman cannot deny or confirm the adequacy of past repairs.

AP management

8. 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.

9. Notice to South tower owners to clear storage areas

Management and contractors will walk today through the South tower's storage area to identify storage bins that are going to be affected during the construction. Once the affected bins are identified, the Notice to the owners will be posted.

10. Is it possible to keep the door to west pool deck open?

Structural will provide covered access from the gym's elevator lobby through the door leading to the west deck. The stops could be used to keep the door open during specific hours that will be announced.

11. Two light posts in front of garage do not work

David called electrician to determine the cause of problem. We will ask for update on this subject during the meeting next week.

Meeting adjourned about 11:45 am

Signed: Zina Bluband, Chair of the Construction Committee