



AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes May 11, 2017

Attendees:

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

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

AP Management: David Slavin - Property manager, Sean Fontana-Regional manager.

Contractors:

- Hillman Engineering (Hillman): Kevin Dubrey, Andrew DiCesare.
- Structural Preservation Systems, LLC (Structural): Jean-Simon Berube, Andres Calvo.

A significant number of **Unit Owners** also attended meeting.

Agenda

Hillman Engineering and Structural Preservation

1. Update on the permit status. What is Conditional approval?
2. Update on the mobilization process and anchors installation on the balconies.
3. Do we have estimated cost to replace the gray glass with the clear on the West pool deck railings?
4. Is the cost to replace windows and doors with hurricane impact products available?
5. Was finalized version on the location for alternative beach access presented to the BOD? Is there more information today on the potential design for the stairs leading to the beach?
6. Status on the preemptive process for anticipated problems with Comcast cables hanging from the balconies.
7. Was an inspection report on balconies 205, 305, 206 repairs done few years back provided and if yes, what is the conclusion?
8. Discussion on units 301S, 302S, and 305 N repaired during West Pool Deck restoration.

AP management

9. Any preconstruction/construction related problems or news related to the contracts currently under consideration.
10. Notice to the South Tower owners to clear storage areas.
11. Update on two non-functioning light posts in front of the garage.
12. Returning issue on possibility of the handicapped ramp in valet area.

Hillman Engineering and Structural Preservation

1. Update on the permit status. What is Conditional approval?

Structural picked up permit on May 10. The permit is approved for the restoration process that includes demolition and restoration of balconies. Hillman is working on preparation of the plan for pool and deck design. The submittal of this information has

no impact on the start of construction that will officially commence on May 16, five days after the permit approval (in accordance with the contract's terms).

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

Mobilization is proceeding as planned. By the end of next week, Structural will finish installation of climbers on the south face of South tower and swings on the north face of South tower. Structural was not able to complete pre-construction inspection of five units. On Tuesday, May 16, Structural will complete the inspection of four units. The locksmith will be present to open doors (if keys are not submitted) of four units. The owners of these units will carry the costs. The owner of unit PH5S has denied access to his property, therefore this unit will not be inspected for pre-construction condition.

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

Not yet. By the end of next week, costs for gray, clear, and light gray glass could be available. BOD and beatification committee will be involved in the final decision on glass selection.

4. Is the cost to replace windows and doors with hurricane impact products available today?

Not yet. Structural is still obtaining different bids. Update will be provided once information is available. There are many details to be worked out including but not limited to the association role in any contractual obligations and the general contractor's warranty on material and labor for each unit owner. Joel Cohen, who is currently gathering group of owners interested in the windows and doors replacement, will be kept in a loop on any developments related to the costs of hurricane impact products.

5. Was finalized version on the location for alternative beach access presented to the BOD? Is there more information today on the potential design for the stairs leading to the beach?

After today's meeting BOD and contractors will review the alternative beach access as proposed by the Structural. Current priority for the Hillman's design team is the submittal of information for the pool and deck for permit purpose. The stairs design will be developed later.

6. Status on the preemptive process for anticipated problems with Comcast cables hanging from the balconies.

Structural will provide a list of units with anticipated disruption of cable service to Comcast. Comcast will then create a work order to begin assisting with these units. Comcast will re-route cables to the inside exterior of units.

7. Was the inspection report on balconies 205, 305, 206 repairs done few years back provided and if yes, what is the conclusion?

Kevin Dubrey reviewed information and spoke to the engineer responsible for the former project.

The contractor completed only temporary repairs on this project. Balconies will be demolished and rebuilt to accommodate design requirements for the glass railings.

8. Discussion on units 301S, 302S, and 305 N repaired during West Pool Deck restoration.

Balcones flooring on these units are level with the West deck. It is unclear how these balconies are supported since there are no units below. Structural will make all efforts not to inflict damage on the West pool deck during demolition and reconstruction of these balconies.

AP management

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

Proposal for Lobby HVAC (Fan coil units in Cascade and Restaurant) is currently evaluated and will be addressed during the BOD meeting on May 18.

10. Notice to the South Tower owners to clear storage areas.

BOD, AP management and contractors will do walk through the South tower storage area today. Management will post Notice for affected owners once determination is made.

11. Update on two non-functioning light posts in front of the garage.

It was a timer problem. Lights are fixed by the Aquarius maintenance.

12. Returning issue on possibility of the handicapped ramp in valet area.

Currently this item is outside of the scope of construction contract. The issue was discussed and will be included in a list of proposed projects being submitted for evaluation for next BOD meeting.

Other Issues

Agenda for the next meeting will include permanent items on Hillman' agenda, such as:

- 1) Construction schedule for the 90 days looking forward.
- 2) Weekly information on any construction issues that may affect the owners.
- 3) Selection of the material/finishes when the time comes.

Construction schedule revised for the start of construction day as May 16 will be provided for the next construction meeting.

Notice to the owners regarding parking spaces to be vacated will be posted Today.

Structural is to provide a sample for a tile type pattern for next week construction meeting.

Meeting adjourned about 12:20 pm

Signed: Zina Bluband, Construction Committee Chair