

**AQUARIUS CONDOMINIUM ASSOCIATION**  
**Construction Committee Minutes June 8, 2017**

Attendees:

Construction Committee: Alex Zoob, Sharon Smith, Zina Bluband

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

AP Management: Adrian Paredes

Contractors:

- Hillman Engineering (Hillman): Kevin Dubrey, Andrew DiCesare, Matthew Nolan
- Structural Preservation Systems, LLC (Structural): Cale Delarey, Jean-Simon Berube

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

Agenda

Hillman Engineering and Structural Preservation

**1) Construction schedule for 90 days looking forward (provided monthly, next update June 22).**

**2) Weekly information on any construction issues that may affect the owners:**

a) Information on code requirement (if any) for shutters location (next to the door, next to the railing) and potential effect on owners if the location is changed from one originally designated in permit.

b) Solution to the dimensional differences between existing shutters and new balconies.

**3) Progress report on weekly construction activities.**

a) How many shutters removed up to date?

b) Status on Debris Shute.

c) Status on installation of Plywood/Plexiglas's panels.

d) Is Plywood used for doors/windows protection treated for termite's resistance?

**4) Shop drawings for new balconies. Available? If yes, please provide copies to the committee.**

**5) Status on Information needed by the Structural to estimate budget for new beach access staircase.**

**6) If Structural is selected as a vendor for Windows and doors replacement, when the work will be done: before balcony's demolition, after balcony is rebuild, etc... Additional permit needed or work could be done under the umbrella of current construction permit? Owners are waiting for the cost estimate from Structural.**

Other items

1) ADA shower curtains in the GYM. Discussed during the meeting in March of 2017. Information for ordering was e-mailed to AP in March. What is the status?

The same for the work order status on painting the Gym's furniture, mainly benches.

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Hillman Engineering and Structural Preservation

**1) Construction schedule for 90 days looking forward.**

Next monthly update is due on June 22nd. 15 days scheduled for first floor balconies reconstruction applies only to the units on level of east pool deck. Reconstruction of upper floor balconies will take longer. Schedule will be appropriately updated.

## **2) Weekly information on any construction issues that may affect the owners.**

a) Hillman informed us that there is no specific building code requirement for shutters location. The change in shutters' installation location from the original will **not** invalidate existing permit. Only Notice of Acceptance (NOA) from appropriated City/County department will be needed once the work is completed.

b) If during the re-installation of shutters the height difference is not more than 1/2 of inch (for the balconies currently having tiled balcony), the Structural will use shims. Cost of shimming is included in the contract. If dimensional difference in height is more than 1/2 of inch, contractor will have to fabricate spacer bars for re-installation of shutters. The cost to fabricate spacer bars is not included in contract. To accommodate dimensional difference in the shutters width, the Shutter's Company has a method for adjusting shutters to the needed width. The cost of this adjustment is also not included in the contract. No decision on shutters' location has been made at this time. The BOD will address this issue during the meeting on June 15, 2017. The Structural will provide budgeted cost of extra work before June 15 to the BOD. **Additional concerns:** If shutters on the inside balconies formerly installed next to the railing are re-installed in front of the balcony's door, the door leading from the kitchen to balcony will be left without hurricane protection. Also discussed, shutter's hardware left on some of the balconies. The old hardware will **not be reused** when shutters are re-installed. If owners want to keep old hardware, they may certainly do so. The issue of shutters will remain on the committee agenda until there is a BOD decision on shutters location, and clear understanding on the potential extra costs associated with shutters.

## **3) Progress report on weekly construction activities.**

a) The bad weather impacted Contractor's progress on the shutters removal. Weather permitting, the removal of shutters continue in stack 4. Shutters storage on the North side of North tower is completed.

b) The Debris Shute will be constructed when demolition work on balconies starts

c) Installation of plywood protection is in progress

d) Plywood used for doors/windows protection is not treated for termite's resistance.

The Structural completed load test confirming that piles that will support new pool are of adequate strength. Currently construction to install Hoist in stacks 1 and 4 is in progress. Fire lines have been relocated.

## **4) Shop drawings for new balconies.**

Shop drawings are not ready yet. Hillman will try to provide sketch showing conceptual design for the balconies. This information could be very helpful in eliminating rumors and speculations of new balconies' size and appearance. Also discussed: Permit status for the pool deck and pool.

Application for permit # B17-103130 was filed on May 25, 2017.

## **5) Status on Information needed by the Structural to estimate budget for new beach access staircase.**

The information will be provided to Structural by the end of next week. It will take about 3 weeks for Structural to come up with the budget for new staircase. Structural will dismantle overhead protection on the pool deck beach access. This access will be available only after business hours on weekdays and all day on weekends till construction on deck starts. Thereafter, the only beach access will be through the south storage room. It is now open and accessible by using the same keys owners use to access the storage rooms in both towers. The same key is used to access the building from the beach.

**6) If Structural is selected as a vendor for Windows and doors replacement, when the work will be done: before balcony's demolition, after balcony is rebuild, etc... Owners are waiting for the cost estimate from Structural.**

The installation work will be done after concrete is poured for new balconies, toward the end of second half of construction project. Aquarius Property Manager will provide information to the owners on price quoted by Structural.

Other items

**1) ADA shower curtains in the GYM. Discussed during the meeting in March of 2017.**

**Information for ordering was e-mailed to AP in March. What is the status?**

**The same for the work order status on painting the Gym's furniture, mainly benches.**

Committee chair will e-mail information for ADA curtains to Property manager. Property manager will also check work order status on furniture painting, and if none found will issue one.

Meeting adjourned about 12:15 pm.

*Signed: Zina Bluband, Committee Chair*