

AQUARIUS CONDOMINIUM ASSOCIATION
Construction Committee Minutes October 12, 2017

Attendees:

Construction Committee: Sharon Smith, Pamela Ippolito, Alex Zoob, Zina Bluband

Members of the Board of Directors: Buck Gupta

AP Management: absent

Contractors:

- Hillman Engineering (Hillman): Jim Demiraj, Matthew Nolan, Kevin Dubrey, Andrew DiCesare
- Structural Preservation Systems, LLC (Structural): Cale Delarey, Andres Calvo
- Meeting was also attended by Unit Owners.

Hillman Engineering and Structural Preservation

1) Construction schedule next monthly update (due on November 9, 2017).

- Compare Actual construction time vs. Scheduled.

2) Permit status (pool and deck).

3) Progress report on weekly construction activities (permanent items on agenda till project completed)

- Progress on rebuilding of balconies.
- Status on potential units of concern from Master list.
- Status on pool deck construction.
- Status on pool construction.
- Issue on floor finishes for tile installation on the balconies.
- Presentation on architectural rendering of balconies, staircase to the beach, and the details of intrusion inside the units. (Pending availability of data)

4) Weekly information on any construction issues that may affect the owners.

Other items: Management update

- Status on the damage/repairs to the common property.
- Status on the Cooling Tower repairs.
- Reinstallation of the cover for west pool deck cabana and addition of umbrellas.
- Any news on the damaged greenery around the outside fountain.
- Gym's Steam room operational status.

1) Construction schedule for 90 days looking forward.

- Monthly update was submitted on October 6. Construction delays due to the Hurricane Irma are estimated at 16 days with the full impact still TBD. Management will post the updated schedule on the board.

2) Permit status.

The Health department issued DERD certificate and the permit application was filed with the City of Hollywood on October 9, 2017. Permit number is B17-105934.

3) Progress report on weekly construction activities.

- Due to some problems with the equipment, concrete pour was delayed and started only on Wednesday. Weather permitting; the contractor is planning to complete concrete pour for units 205, 208, 402 and 502 this week.

- Status on the significant changes for the number of units with intrusion will be included in the next monthly schedule update due on November 9.
- Pool and pool deck construction is dependent on the approval of permit. Structural continues work on columns and caps for the pool foundation. The speed of this work is affected by the high tide. During excavation, holes are filled with water that has to be pumped out.
- Hillman will provide the BOD with information on the balconies' urethane flooring product good for the tiles installation. BOD will distribute this information and timing limitations to the owners interested to install tiles on the balconies. The Structural will provide time line for the decision to install or not to install tiles.
- Hillman made projection screen presentation on architectural rendering for the new balconies with glass railings. The presentation also included details of intrusion and the explanation of the construction process for the units affected by the intrusion. Presentation for the beach access staircase and the permanent access through the South tower storage will be available after BOD will receive and review information from Hillman. We will ask management for the possible placement of presentation files on the Aquarius Web page.

4) Weekly information on any construction issues that may affect the owners.

Structural crew is working on the gym's lower lobby to restore access to the gym's elevator. Estimated completion date is on Friday, October 13.

Other items: Management update (provided by Buck Gupta President of BOD)

- The Cooling towers have been damaged during Hurricane Irma. The replacement parts for repairs have been ordered 3 weeks ago, and once received repairs will be done. The consideration was given to rental AC to compensate for the cool air deficiency. This option was ruled out due to the number of reasons including physical space limitations to accommodate units, cost of the piping for temporary units, and the rental cost. Different options for configuration of cooling towers are looked at this time to prevent emergency situations due to the storms. Experts hired by the Aquarius legal team, together with the representatives of insurance company currently conduct inspection of the damages to the association property. BOD was advised by the insurance company and attorneys to remove carpet in hallways. BOD is collecting bids for this work. Once carpet is removed, the hallways will be bare for approximately 6 months (subject to change).
- Reinstallation of cover on west pool deck cabana will take time. More than likely it will not be reinstalled till after the end of Hurricane season, November 30. Meanwhile, additional umbrellas will be placed on the west deck to provide the shade.
- All damaged greenery will be included in the insurance estimate of damages. BOD might question the landscaping contractor on the temporary solution to improve appearance of greenery around the fountain.
- Gym's steam room is currently operational.

Meeting adjourned approximately 12: 30pm.

Signed: Zina Bluband