

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes October 19, 2017. Meeting Started at 11:10 am.

Attendees:

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

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

AP Management: absent

Contractors:

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

Hillman Engineering and Structural Preservation

1) Any significant changes to the schedule update provided on October 6?

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.
- Status on presentation for beach access.

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

Other items: Management update

- Status on the Cooling Tower repairs.
- Addition of umbrellas to west pools deck.
- Any news on greenery around the outside fountain.
- Safety and security: Door leading from valet deck to the west pool remains open because people use brick as a stop. Anyone from street can enter the property from this door. How about sign "do not leave this door open for security reason. Use storage keys to open the door"?

1) There are no significant changes to the schedule updated on October 6.

2) Permit status.

The Health department issued DERD certificate and the permit application was filed with the City of Hollywood on October 9, 2017. Bldg-mechanical plan that includes pool equipment was approved on October 17. Bldg-Plumbing plan has conditional approval dated October 18. Permit status on the remaining parts of permit might change by the next meeting.

3) Progress report on weekly construction activities.

During this week the contractor completed concrete pour for units 205, 208, 402 and 502. With the last week concrete pour the total number of units under reconstruction process is 9. The next week concrete pour is planned for units 305, 304, 401, 403, 503, 602, and 702. The

ultimate reconstruction goal is 8 balconies per concrete pour. Some surface cracks appeared on the first and second concrete pours. Structural and Hillman are working on changes to the concrete mix to mitigate this problem. The cracks are not structural in nature and both contractors are working toward mitigation solution. From the list of units with potential intrusion: unit 308S remains on the list while unit 306S is removed from the list. Currently, there is crew of 26 workers on the tower project and crew of 6 on the garage project.

- Pool and pool deck construction is dependent on the approval of permit. Structural continues work on columns and caps for the pool foundation.
- No change in the status of balconies floor finish. The plan remains as discussed during the last meeting: Hillman will provide the BOD with information on the balconies' urethane flooring product good for the tiles installation. BOD will distribute installation protocol including timing limitations to the owners interested to install tiles on the balconies. The list of owners selecting this particular option has to be provided to the Structural by December 1st, 2017.
- Hillman made presentation on architectural rendering for the new staircase from the East pool deck to the beach and the permanent door access through the South tower storage. The proposed design will be posted on condo Web site for all to see.

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

Structural crew restored the gym's lower lobby for access to the gym's elevator. Elevator is not working, needs repair parts, power supply parts in particular. Parts have been ordered and are expected to be delivered and used in repair on Monday, October 23rd.

There was a prolong discussion on the subject of water damage occurring after the rain in the units with East exposure. This issue is not related to the current construction project. The affected owners should put their Insurance Company on Notice about these post- Irma occurrences and fill out special form available in the management office.

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

- The replacement parts for repairs have been ordered 4 weeks ago, and once received repairs will be done. Arrival of replacement parts is anticipated in 8 weeks from the date of order.
- Umbrellas will be added to the west pool deck as soon as Gym's elevator is fixed.
- Nothing new on greenery around the fountain, but it will be included in the master insurance claim.
- The lock on door from valet level to the west pool deck was changed, therefore the storage keys will not work. Management is looking on the installation of FOB.
- The door for beach access is not closing properly, has to be adjusted.
- Lights under Aquarius Sign on the north side of the ramp are not "on" after sundown. One of the residents' mentioned that the lights were "on" around 3am. Timing on these lights must be adjusted.

Meeting adjourned at 12:26pm.

Signed: Zina Bluband