

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes November 2, 2017. Meeting Started at 11:15 am.

Attendees:

Construction Committee: Sharon Smith, Leonard Finkelberg, Zina Bluband

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

AP Management: Adrian Paredes

Contractors:

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

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

- Any progress on the protocol for alternative finish for the balconies flooring.

Other items: Management update on rental of temporary Cooling Towers, acquisition of new cooling towers, elevators modernization, hallways' carpet removal, addition of umbrellas to west pools deck, FOB for door from Valet area to the west pool deck, Aquarius Sign's lights on the north side of ramp, etc.

1) All changes will be included in the construction schedule update due on November 9, 2017.

2) Permit status.

The applications from electrical and plumbing subcontractors have been signed by the BOD and will be submitted to the Hollywood permit department either on Friday or coming Monday. Structural is working on the shop drawings requested by the permit reviewers. After Hillman's review these drawings will be submitted to the Hollywood permit department.

3) Progress report on weekly construction activities.

- Units 401, 602, and 702 were poured on October 30, 2017. Units 306, 406, 307, 407, 503, 304 and 305 are scheduled for pouring tomorrow, November 3rd. Units 403 and 308 have been pulled out of scheduled pour due to the intrusion. Structural received access to units 308 and 305, but was able to work on the dust wall only on one unit at a time since the additional security representative from Aquarius was not available to escort construction team into both units, which as a result slowed down Structural progress. As of the end of this week concrete pour for 19 balconies will be completed. Units 308 (if dust wall is built), 506, 606, 802, 902, 501 scheduled for pour November 9, 2017. Units 501, 802, 603, 404, 506, and 408 have been inspected by Hillman and no intrusion was discovered. Structural completed mock-up on two samples using modified concrete mix. There is no appearance of the cracks. The curing time for newly poured concrete is of no concern. Because of existing shoring Structural is able to start immediately on the next balcony above.
- Pool and pool deck construction is dependent on the approval of permit. Installation of all 92 pilings is completed. Forming of the Pile caps' has been difficult due to the high water level.

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

- Hillman will provide information protocol for balcony's tile installation to the Property Manager and BOD by Friday, November 10, 2017. After review, the installation protocol including time frame will be distributed to the Aquarius membership.
- South tower residents planning to replace windows and doors with the hurricane impact product have been informed that due to the Structural's insurance requirements it could be accomplished only after full completion of the south tower construction (estimated in April, 2018), or during the construction by using the Structural as an independent impact product installer. Cale Delarey of Structural promised to provide to the Property Manager an update for the costs of impact window and doors. This information will be made available to the owners interested in pursuing this option. Replacement of windows and doors before the end of construction would result in the financial benefits to the owners and to the association. If windows and doors are replaced before the end of construction, the owner will not have to pay for the shutters removal and waterproofing plus painting of the building exterior damaged during the shutters' removal. Association will benefit from the reduced construction cost since the removal and the reinstallation of shutters runs approximately \$2,600 per unit.
- Owner of unit 1105S reported water intrusion inside the unit after every rain. There are east exposure units in both towers experiencing the same problem. Next week Hillman, Structural and 3rd party engineering firm will inspect affected units to determine source of water intrusion.
- If the Structural will be able to utilize access construction equipment there is a potential for north tower construction to start earlier than originally planned. North tower corner balconies will be first on schedule. Exact timing is not available at this time, but 1st quarter of 2018 is a possibility.

Other items: Management update (provided by Adrian Paredes, Property Manager)

- Vendors are selected for rental of temporary cooling towers and the replacement of existing towers with the new. Contracts for both projects are currently under the review by Aquarius attorney.
- Modernization of elevators started and the contractor - Premier Elevator of Pompano Beach, is bringing equipment to the site. The service elevators will not be operational from Monday, November 6. Replacement of service elevators will take approximately 16 weeks. Passengers' elevators B in both towers will be equipped with the pads during working hours to allow for the deliveries. The procedure to reserve elevator for delivery remains the same as before. Contract is only for the elevators' mechanical equipment. The finishes for cabins' interior not yet selected. Once cabins' interior design is selected the information on this selection will be presented to the owners. The interior cabins finishes represent a separate part of the project to be done by a different contractor.
- Removal of the carpets in hallways is scheduled to start Monday Nov 6 from the south tower upper floors. Estimated carpet removal time is 3 floors per day, but is subject to change. Condition of bare flooring after carpet removal will be inspected to assure safety of the residents.
- 10 umbrellas will be placed on the west pool deck.
- FOB for the west pool entry door from valet deck is work in progress.

- Aquarius Sign's lights on the north side of ramp are working.
- One of the owners observed plywood panel from the south tower unit flying into ocean. These occurrences should be reported immediately to the security, management office, or brought to the attention of Structural.

Meeting adjourned at 12:15pm.

Signed: Zina Bluband