

AQUARIUS CONDOMINIUM ASSOCIATION
Construction Committee Minutes August 24, 2017

Attendees:

Construction Committee: Alex Zoob, Zina Bluband

Members of the Board of Directors: Buck Gupta

AP Management: Not present

Contractors:

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

Agenda

Hillman Engineering and Structural Preservation

1) Construction schedule monthly update for 90 days looking forward.

- Compare Actual time vs. Scheduled

2) Permit status.

- Revision for finishes, deck lighting, pool equipment. If available, permit number.

3) Progress report on weekly construction activities.

- Demolition progress -balconies.
- Progress on rebuilding of balconies stack 6 and 7
- Status on pool deck construction.
- Status on pool construction.
- Status on revision (due to 6" addition) of shop drawings for glass railings.
- Status on revisions of shop drawings for balconies (due to the 6" increase).

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

- Which balconies drawings and when will be available to the construction committee and owners?
- Status on application protocol for tiled balconies.
- Status on Structural's preliminary list for "units of concern" with inside intrusion and a protocol for correcting actions once the damage is evaluated.

Other items

- Management update on any new issues.
- Information package to the owners on tiles application for balcony flooring.
- Lamp posts lights.

1) Construction schedule for 90 days looking forward.

Monthly update of the construction schedule was provided by Structural. Balconies demolition was completed ahead of the schedule. The only exceptions are penthouse balconies that are last to be removed. The reconstruction of balconies started on floor 2 units one week ahead of schedule. However, as of the end of Wednesday, the rebuilding of balconies for units 205S, 206S, 207S, 208S and 401S is on hold due to intrusion. The remaining schedule will be extended accordingly. The mock-up of balconies on units 203S and 303S will proceed as planned. Shoring is in place on all ground level stacks. Shoring will be installed on three floors at the time and moved up as reconstruction progresses. Next monthly construction schedule update is due on September 21st.

2) Permit status.

Information package for revision to the master restoration permit was submitted to the City of Hollywood permit department. Kevin Dubrey of Hillman is in permit department right now attempting to streamline and expedite the permit's review process. The permit number is the same as for the master restoration permit. City of Hollywood constantly changing review requirements. Meeting is scheduled with Structural, Henry Hillman and the head of City of Hollywood permit department on September 12.

3) Progress report on weekly construction activities.

- Demolition of balconies on South tower is completed as noted above.
- Reconstruction of balconies for units 206S and 207S started on August 17 but is on hold due to the intrusion, as noted above.
- Construction crew is building pilings and columns. Hillman is in possession of deck's drawings that are reviewed to ensure compliance with the city requirements. The city will have to approve NOA, but no problems are anticipated in getting this approval.
- Hillman provided to Structural information sufficient to submit request for order with the manufacturer of glass railings (fitting extended new balconies).

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

- Hillman will provide conceptual drawing for the balcony with glass railing for the next meeting. This drawing should have all dimensions showing but not limited to railings' offset from the outer edge of a balcony and the number of panels for each stack. Also promised, drawing showing view of railings and balcony from inside of the unit. It is probably more of concern to the owners than the view from outside. When provided, this information will be distributed to owners.
- Hillman was negotiating with the floor manufacturer for the written protocol for tiles application. The manufacturer is reluctant to provide one. If the current manufacturer of the flooring product will not fulfill Hillman's request other vendors will be considered. It is time sensitive issue that could affect Structural schedule.
- On Monday, August 28 Hillman and Structural will inspect 5 units with inside intrusion. The protocol for these units has been distributed to the property manager and BOD. Committee made a request for distribution of this protocol to all owners affected by this issue. Structural is also compiling preliminary list for the potential "units of concern" with inside intrusion.

Other items

- Adrian was not able to attend this meeting. Update will be provided during next meeting.
- Protocol for tiles application is not available yet.
- Maintenance will adjust timer on one light post to match on/off programming with other posts.

Meeting adjourned about 12: 00.

Signed: Zina Bluband