

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes November 30, 2017. Meeting Started at 11:05 am.

Attendees:

Construction Committee: Leonard Finkelberg, Zina Bluband, Sharon Smith.

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): Cale Delarey
- Meeting was also attended by Unit Owners.

Hillman Engineering and Structural Preservation

1) Monthly construction schedule update (due on December 14).

- Any unforeseen changes to report now.

2) Sub-permits status (pool and deck).

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

- Progress on rebuilding of balconies. Total up to date (#of corners and #of inside).
- Status on the alternative method of intrusion repairs and the results from mockup.
- Status on pool deck construction.
- Status on pool construction.

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

- If the hot phone line is working, status on any reported water intrusion after the rain.
- Separated lists for the north and south tower owners electing balcony's top finish for the tiles installation. New date for the list due to the Structural. Any information on possibility of 3D epoxy floor finish?
- Information sharing on the tile installation contractors.
- Status on the impact windows/doors replacement costs from the Structural to the owners of south tower wishing to do replacement before the end of construction.
- Thank you to Structural for the installation of walking platform in the gym's lobby.

Other items:

- Management update on the contract for rental of temporary Cooling towers, funding for the new Cooling towers, elevators modernization progress, carpet removal in the north tower, FOB for the door from valet area to the west pool deck, insulation of pipes in the ceiling of Aquarius room.
- What is planned for marble tiled wall around the elevators on the lobby level, and side mirrors on all other floors?
- Any plans for marble floor tiles in front of elevators?
- Is there a plan to paint exterior of units' doors?

1) Monthly update on the construction schedule will be provided on due date.

2) Permit status.

Bldg-electrical-plan, Bldg-plumbing-plan approved. Bldg-mechanical-plan has conditional approval. Zoning and Bldg-structural not approved yet.

3) Progress report on weekly construction activities.

- As of today, concrete pour is completed on 28 balconies. Four pours completed this week, all for the corner balconies 408S, 405S, 404S, and 601S. Four more units are scheduled for pour on December 12. Twenty more pours are scheduled for December 14 and 15. Forming and preparation for pouring continues on interior units from floor 5 to 9, on stacks 6 and 7, from floor 6 to 10 on stack 3, and from floor 11 to 16 on stack 2. Structural completed mockup in unit 408S using alternative method for intrusion repair. It was successful.
- The Pool and pool deck construction (structural part only) commenced today. Five pile caps with rebar cages have been poured with 5 more scheduled to be poured in the next two weeks. Total of 17 pile caps to be poured.

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

- Security desk has hot line phone number with direct access to the Hillman engineer assigned to the water intrusion issue. Six water intrusions have been reported. Unfortunately, the owners used incorrect reporting procedure by notifying office. The water intrusion must be reported to the Security desk (not office) ASAP. The Property Manager will repeat email distribution to the owners on correct reporting procedure.
- Residents selecting tiles on the balcony floor must sign up in the office where one list for the south tower and one for the north are available. The list for the south tower residents must be completed and submitted to the Structural by December 15. Structural is currently researching for additional floor finishes that could be installed on the balconies. As soon as information is available it will be shared with residents. 3D epoxy flooring finish cannot be installed on new balconies.
- BOD and property management will not provide any recommendation for the tile's installers. It would be beneficial for the south tower owners to organize group for selection and hiring of the tile installers. The information on the selected contractors could be shared with all residents by posting on Aquarius Web site through the property management. Any contractor if selected must adhere to the specific requirements while performing the tile installation that must be in strict conformance with the Miami Dade Notice of Acceptance (NOA). Complete information on this matter was distributed by the Property Manager in his weekly update.
- Owner of unit 703S reported electrical power interruption during the balcony's framing work. Structural corrected the electrical problem, but during the repair process drywalls have been damaged. Owner of the unit 702S reported the same problem. The question was asked on who is going to repair damages to drywalls and who is responsible for the painting. As indicated by the Property Manager, the association will complete drywalls' repairs and painting. Owner of unit 703S also reported that plywood and Plexiglas panels removed for the balcony framing work have not been reinstalled properly. During the night rain, the wind ripped panels from the doors allowing rain water inside the unit.
- Today the Structural received from their subcontractor the cost of replacing windows and doors. Upon review, Structural will submit (probably tomorrow) this information to the BOD and the management company with the following distribution to the owners. Structural has indicated that south tower residents who wanted to replace windows only should be able to accomplish it during the construction as long as the installation work is performed from the inside of the unit.

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

- Contract for rental of temporary cooling towers has not been signed due to the unreasonable request from the contractor on the transportation insurance. Option B is now considered which means looking for another contractor. Meanwhile, existing cooling towers are performing and the maintenance company keeps towers under the observation. Contract for new cooling towers has been signed and the contractor will place the order for equipment on Monday. It is estimated that this project will take from 6 to 12 weeks. Property manager has verbal assurance from the contractor that the cooling towers are to be delivered and installed by the middle of February. Modernization of elevators proceeds as planned. Service elevator for the south tower will be operational till January 1, 2018. Service elevator in the north tower will be made available per the special request for delivery of oversize items that do not fit in the passenger elevator. Procedure for reserving the elevator remains the same as before. Beatification committee will review options for the new elevators' cabins on Wednesday. Once final selection is made the information will be available to the owners.
- Carpet removal in both towers is completed. Contractor will have to do some additional work on covering with the tape transitional areas that may present safety problem the hallway. Cleaning tools for the bare hallways are in process of being ordered, to allow janitorial crew to maintain clean floors.
- No update at this time on FOB and pipes' insulation.
- As of now there are no plans for marble wall, marble floors, and mirrors on the outside of elevators and painting. Any plans will be worked out at a later date due to the overwhelming number of renovation projects for both towers.
- Items not on agenda: (1) Northwest corner of the service road entry looks like a land field with all kind of debris including parts of the storm shutters. Adrian will look into it.
(2) Status on the outside Holiday lights. Lights will be installed tomorrow.

Meeting adjourned at 12:25pm.

Signed: Zina Bluband

