

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes December 21st, 2017. Meeting Started at 11:07 am.

Attendees:

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

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

AP Management: Adrian Paredes

Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey
- Structural Preservation Systems, LLC (Structural): Andres Calvo
- Meeting was also attended by Unit Owners.

Hillman Engineering and Structural Preservation

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

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. How many intrusions have been repaired using this method?
- Status on pool deck construction.
- Status on pool construction.

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

- How the hot phone line to report rain intrusion is working?
- Possibility to paint balcony flooring.

Representative from Impact Windows and Doors.

Other items:

- Status on permit application for new Cooling towers.
 - FOB for the door from valet area to the west pool deck.
 - Insulation of pipes in the ceiling of Aquarius room.
 - Status on service elevator modernization.
 - Status on hiring contractor to repair damaged drywalls (during the electrical repairs).
 - NW corner of service road is somewhat better, but needs more cleanups from garbage, and broken parts of storm shutters.
 - Status on west deck Cabana.
 - Posting list of South tower owners signed for the tile option on balcony.
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1) Monthly update on the construction schedule was provided on Friday, December 15. Structural's master schedule is subject to be approved by Hillman and the BOD. At this time it is not approved, therefore the meeting discussion concentrated on the owner 2 week look ahead schedule dated December 20, 17 for construction activities taking place from December 18, 2017 to January 5, 2018. (See item 3 on the agenda)

2) Last Thursday Kevin DuBrey and Tom Laubenthal (Landscape Architectural Consultants -LAC) met at the city of Hollywood building department with the intention of walking through all permit plans which have not yet been approved. That day Landscaping and Drainage plans have been approved. During the meeting with Structural plan reviewer and explanation of revised drawings addressing previous comments, the revised plan and several other documents were submitted next

day and building-structural plan was approved on Monday. The only pending plan at this time is zoning. Reviewer was looking for some additional Architectural drawings from (LAC). Tom produced set of plans that should address zoning reviewer concerns. The meeting is planned with zoning this Thursday with the revised set of plans from Tom. Hopefully there will be final approval from zoning department.

3) Progress report on weekly construction activities.

- As of the end of today, concrete pour should be completed for 57 balconies. Twenty one corner balconies and 36 inside balconies. Ten poured on 12/18/2017: units 603-1003, and 1102-1602. Three balconies were poured on 12/20/2017: units 605, 604, 801. Eleven balconies scheduled for pour today: units 608, 506-906, 507-907.
- 3 units out of 24 scheduled for pour have been identified as candidates for the alternative intrusion repair method.
- Fourteen pile caps with column rebar cages installed and poured. Two remaining pile caps have conflict with pipes. Structural received directive from Hillman to proceed with RFI 8 modifications on T&M. Columns on top of pile caps being formed.
- Deck phase 1a and phase 1b formwork and reinforcement are 80% complete.

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

- Hot line is working.
- 5 samples of the paint colors that could be used have been provided during the meeting. Beatification committee was instructed by the BOD to select and present 3 colors. Options approved by the BOD will be available on display for owners' information. Paint specifications and colors must be coordinated with Sika representative Gary Starkey @954-261-2895. Structural will comply with the request from south tower residents to be informed in advance on timing of waterproofing and painting.

Representative from Impact Windows and Doors.

Owner of the company with existing and potential contracts to replace windows and doors requested opportunity to ask questions about: a) Structural construction and schedule for his work, b) Elevators modernization work interfering with his schedule and c) Repair of the building exterior damaged during removal of storm shutters and windows and doors replacement.

a) If the replacement is completed in north tower before construction start, there is no problem. Replacement orders and schedules for south tower must be coordinated with the Structural. Replacement orders and schedules for north tower after start of the construction must be coordinated with the Structural.

b) Delivery of oversized items will be handled through office schedule using service elevator. Service elevator was not available first week in December because elevator crew was restoring operation to two passengers' elevator. While it was a problem for the windows contractor it was even bigger problem for the residence of north tower. Complain is understandable however it was what it was and reliability of the elevator service cannot be guarantee. It is the contractor's prerogative to do business during construction or not to do business and to adjust scheduling and replacement according to circumstances'.

c) The association cannot force windows and doors contractor to repair damage to the exterior of the building occurring after the construction, waterproofing and painting is completed. It is association policy at this time that the owner is responsible for repair to exterior damages including waterproofing and painting either through independent contractor or window and doors contractor who was advised to have full disclosure in the contract on the scope of work included in the price. On the matter related to the storm shutters left in place with hurricane windows and doors, the management will have to obtain legal opinion before any decision is made.

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

- Permit application has been filled out and signed. Waiting for drawings to be submitted to the contractor to enable him to apply for permit.
- Should be done shortly.
- Insulation of pipes will be done today.
- The progress on service elevator modernization will be included in weekly management update. The elevators interior cabs have been selected and approved. Finishes and pictures will be on display in a lobby. The completion date for this project will be provided for the next meeting.
- This project is still in the work.
- NW corner of service road is cleaned.
- West pool cabana structure was damaged during the hurricane. The cost to repair is rather high. After some discussions, the decision was made to remove west pool canopy and to use money for additional seating and umbrellas.
- List of south tower owners electing tile option on the balcony flooring is completed and final. Adrian will attach it to his weekly update with the copy posted on the board.

There will be no construction committee meeting on December 28.

Next meeting is January 4, 2018.

Meeting adjourned at 12:35pm.

Signed: Zina Bluband

