

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes April 5, 2018. Meeting Started at 11:05am.

Attendees:

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

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

AP Management: Adrian Paredes, Property Manager

Contractors:

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

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule. Any delays from the prior two weeks schedule?

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

South tower:

- Progress on rebuilding of balconies. Total up to date.
- Status on method of restoration for the penthouses' inside balconies.
- Status on pool deck construction, garage pours.
- Status on pool construction.
- Status on removal of plywood.
- Status on painting.
- Distribution of photos on complete balcony 402S.
- Tentative start date on reinstallation of shutters and the owner's awareness on the shutters qualifications.

North tower: Mobilization status

- Access equipment rigging.
- Shutters removal.
- Plywood protection installation.
- Railing removal.
- Demolition start

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

In-house issues: Management update

- Status on the cooling towers installation.
- North tower service elevator modernization status.
- South tower elevator modernization progress.
- Distribution of mock up for building paint and accent colors.
- Gym's elevator.

1) Structural provided owners two weeks look ahead schedule dated April 5, 2018. No significant changes from the prior week schedule are reported.

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

South tower:

- As of April 5, 2018 the concrete pour will be completed for 122 balconies. Next pour for 3 balconies on units 1804, 1805, and 1808 and is scheduled for April 13 and 16. Stacks 6 and 7 balcony punch out preparation and stucco repairs are continuing through the April 20, 2018. Stacks 6 and 7 waterproofing is scheduled between April 18 and April 20. Stack 2 and 3 balcony waterproofing details around the rails is schedule to be completed by the end of this week. Stacks 2 and 3 ceiling painting and glass rail installation is scheduled to start on April 9 (pending painting mockup approval).
- The method of restoration for the penthouses' inside balconies is still work in progress. Structural provided details on the less intrusive method of restoration. Hillman would like this method to be improved to avoid any intrusions. Possible solution next week.
- Concrete pour on the deck's phase 1a was completed on April 3, 2018. Form removal from the deck phase 1b started on April 4. Form removal from the deck phase 1a is scheduled to start on April 9, 2018. Planters trail waterproofing on phases 1a and 1b is scheduled to start on April 19 providing the concrete moisture is below 4% as required by the waterproofing manufacturer for proper bond.
- Pool form work erection will continue for 3 weeks. Pool steel installation started.
- Plywood is removed when concrete pour and waterproofing are completed.
- Mockup for the building paint color was approved and the painting is in progress. The mockup for the accent paint color and the ceiling paint pending BOD approval. Once approved the mockup will be done on the west wall of the south tower for everyone to see.
- Mock up for complete balcony on unit 402S underwent some changes. Once balcony is deemed to be completed, the Structural will provide photos to the property manager for distribution to the owners.
- Reinstallation of shutters is out of the Structural's scope of work due the cost saving efforts. Hillman is looking for the third party contractor to handle this job.

North tower:

- Debris shute, netting and balcony protection installation on stacks 1, 4, 5, and 8 will continue through April 19. Debris shute on stocks 1, 4, and 8 is constructed from plywood because of the close proximity to the South Ocean drive.
- Shutters are removed from stacks 1 and 5. Balcony shutters inspection and removal continues on stocks 4 and 8 (Structural need answer on shutter status for units 408N and 1008N).
- Windows protection installation on stacks 1 and 5 is completed. Window protection on stacks 4 and 8 will continue till April 12, 2018. Protection for kitchen doors (left open due to lack of AC) will start on April 9 in the following order: stack 5, 1, 8, 4.
- Railing will be removed during the demolition.
- Demolition of balconies on stack 5 is scheduled to start between the April 12 and 16, 2018.

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

- Concrete splatters left on the windows and doors frames will be removed by Structural team using back set method that removes cured concrete, cement, mortar, grout, and stucco from virtually any surface, without harm to the surface. It does not contain muriatic, hydrochloric, hydrofluoric, sulfuric or phosphoric acids and turns hard set concrete into rinsable mud.

- Staircase from the east pool deck to the beach was redesigned by the Hillman and forwarded to the BOD for review. Structural and Hillman will reconcile the correlation between the staircase issue and the restoration of sea wall on the outside.
- Residents caution not to open windows with the swing staged on the building.
- Structural will have yellow tape wrapped around the columns of the overhead protection on the valet ramp.

Other items: Update by the Property Manager.

- Cooling towers installed and AC service is restored.
- Property manager will have meeting today with the elevator's consultant to obtain written overview of the project and the expected milestones (specifically completion) in the elevator's modernization.
- The same as above for south tower elevator.
- Once approved the mockup will be done on the west wall of the south tower for everyone to see.
- Modernization of Gym's elevator will occur toward the end of the construction project.
- Pedestrian traffic on the ramp **very important!**
The only pedestrian access to the property is from the garage. No walking is allowed on the driving ramps from and to the valet area. Walkers on the ramps obstruct already extremely narrow driving lanes (due to the construction) and endanger both the pedestrian and the drivers. The management will place warning signs on the east and west ends of the ramp prohibiting pedestrian traffic.
- Discussed the letter received by the Aquarius residents from the Comcast regarding interruption of services as of May 01, 2018. This letter should be ignored. Property manager has information (that he will distribute to the residents) from the Comcast representative indicating that this letter was an error. Based on the extension agreement signed there will be no cancellation of services on May 1st.
- West pool deck and pool will be closed on April 16.

Meeting adjourned at 12:15pm

Signed: Zina Bluband

