

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes May 10, 2018. Meeting Started at 11:10am.

Attendees:

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

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

AP Management: Adrian Paredes, Property Manager.

Contractors:

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

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule. Status on master schedule update. (Time schedule for owners planning tile installation on the balcony).

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

South tower:

- Absence of storm shutters for hurricane season.
- Concrete cracks.
- Status on restoration of PH level inside balconies.
- Completion date.

Pool deck/pool

- Status on pool deck construction.
- Status on pool construction.
- Status on painting.
- Sea wall field permit.

North tower:

- Demolition status stacks 1 and 5.
- Stacks 4 and 8 demolition start.
- Start of restoration on inside balconies.

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

- Distribution of photos of balcony complete with railings, glass and paint.
- Inspection of 704N and 1104N for protective tape.

In-house issues: Management update

- North tower elevator A modernization status.
 - South tower elevator B modernization status.
 - Hooks and padding for north tower service elevator.
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1) Structural provided owners two weeks look ahead schedule dated May 10, 2018. Updated master schedule containing substantial completion dates for each phase of the construction will be provided by the next meeting on May 17. Structural submitted update schedule for approval to the Hillman and BOD. Master schedule will have information sufficient for the owners of south tower to schedule tile contractors for the balcony's flooring.

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

South tower:

- 32 shutters from south tower have no permit and therefore will not be reinstalled. Owners have been notified. Number of shutters from the south tower do not meet building code and are not operable. Owners will be notified and in these two situations are responsible to protect their property by installing new shutters or impact windows and doors. There are also number of shutters that are in need of repairs. If the repairs are resulting from the construction activity the association will repair shutters. If the repairs are from pre-existing condition, the owners will be provided with the cost to repair. These owners are responsible for the decision to repair old shutters or to replace with new shutters or to install impact windows and doors. For the shutters that have permit, are operable and qualify for reinstallation, but not installed in time for the hurricane season, association will have a plan to protect respective units in the case of inclement weather.
- All information on the balcony's cracks is collected. Jim Demiraj of Hillman is preparing report on the results and the method of repair. More information will be available for the next meeting.
- Structural technology team proposed method of strengthening PH balconies that prevents intrusion inside the units. Finalizing this method will take about 1 1/2 week, but Hillman's approval is expected by the next week meeting.
- As of now, start of releasing balconies by the Structural back to the owners (south tower) is planned for July. Each tower stack will be released at the different date. More information will be provided on the updated master schedule next week.

Pool deck/pool

- Planters trail waterproofing is in progress. Over pour (first pour) placement is scheduled for May 24 and 25. Electrical pipe installation on the deck will continue through May 25.
- Pool steel installation (walls) will continue through the May 22. Pool floor pour is pushed to the May 14.
- Stucco/concrete repairs on wall drops continue. Stacks 2, 3, 6, 7 waterproofing is done. Stacks 1, 4, 5, 8 pre-punch out work including wall/stucco repairs to prepare for finishes continue. Painting of stacks 2, 3 is schedule to start in the 3d week of May pending mockup approval from the BOD.
- No change on status of contact with FDEP for the sea wall field permit.

North tower:

- As of today 5 balconies are removed on stacks 1, 4 balconies on stack 5.
- 1 balcony is removed on stack 8. High winds have affected the timing on netting installation on stacks 4.
- Start of demolition of inside balconies TBD.

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

- Distribution of photos for complete balcony 308S will take place in about two weeks due to the pending approval from BOD on ceiling finish.
- Unit 704 N was inspected. Protective tape was applied over the plywood. Structural is sure it will provide sufficient protection. Unit 1104 was inspected and the protective tape was applied.
- On Monday May 14 there will be power outage in south tower from 9am to 12pm due to the FPL work on their equipment.

Other items: Update by the Property Manager.

- North tower elevator A status will be known later and Adrian will provide information on starting date.
- South tower elevator B modernization started last Thursday, May 3rd.
- Hooks for protective padding in the north tower service elevator will be ordered and installed.
- Registered Dog's owners need a reminder on rules to own dog in the Aquarius (need to use service elevator and carry the dog from the unit to the garage).
- Owners are encouraged to report any observed construction/or not construction problems to the office in writing.

Meeting adjourned at 12:00.

Signed: Zina Bluband

