

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes June 21st, 2018. Meeting Started at 11:05am.

Attendees:

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

Members of the Board of Directors: Linda Satz, Cecilio-Augusto Berndsen.

AP Management: Adrian Paredes, Property Manager.

Contractors:

- Hillman Engineering (Hillman): Not present/in training.
- Structural Preservation Systems, LLC (Structural): Cale Delaney, Andres Calvo, Maickel Zrihem.
- Meeting was also attended by Unit Owners.

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule. Master schedule update. Hard copies of schedule to the construction committee (not due till July 15).

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

South tower:

- Status on painting:
 - ✓ Window drops/walls
 - ✓ Balconies ceiling and stucco
 - ✓ Waterproofing.
- Status on railing.
- Status on glass.

North tower:

- Demolition status corner units.
- Reconstruction status on corner units.
- Mobilization status on inside units.
- Start of demolition on inside units.

Pool deck/pool

- Status on pool construction.
- Status on pool deck construction.
- Staircase to the beach.

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

- Seawall cracks over the south tower storage room (Structural inspection).
- Unit 1608S balcony cracks (Structural inspection)

In-house issues: Management update

- North tower elevator A modernization status.
- South tower elevator B modernization status.
- Results of the Insurance Adjuster's inspection (mold in north tower).
- List of north tower owners planning tiles on a balcony. Suggestion to see finish balcony floor in the south tower before making not reversible decision on tiles. Coordination with Structural on timing for list submission.

1) Structural provided owners two weeks look ahead schedule dated June 21st, 2018. Hard copies of the updated master schedule for the deck/garage and pool project also have been submitted to the construction committee.

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

South tower:

• **Painting:**

- ✓ Four wall drops ready for punch list. Repairs and painting on other wall drops is in progress.:
 - ✓ Stacks 2,3,6,7 ceiling stucco and paint done. Final inspection and punch list for stacks 2 and 3 is scheduled for tomorrow. Final inspection and punch list for stacks 6 and 7 will be done on June 25th. Ceiling stucco and paint work on stacks 1, 4, 5, and 8 is in progress with the inspection on stack 5 done and inspection for stacks 1, 4, and 8 scheduled for June 29.
 - ✓ Waterproofing on stacks 2 and 3 completed. Waterproofing detailing around the railing posts on stacks 6 and 7 was completed this week. Waterproofing on stacks 4, 5, and 8 will happen in the beginning of July.
- Railings and glass are installed on balconies in stacks 2 and 3. Railing on balconies in stacks 6 and 7 are installed with the glass installation to follow after waterproofing details around the railing posts are done.

North tower:

- As of today all corner balconies are removed. Black netting on stack 5 was damaged and will be replaced.
- Shoring and formwork on stacks 1, 4, 5, and 8 is in progress with the first concrete pour on balconies 201, 204, 208, 301, 305, 308 and 405 scheduled for June 29 and July 2. Shutters removal and windows protection work on stacks 6 and 7 is completed with the same work now in progress on stacks 2 and 3 to be completed next week. Construction of debris chutes for stacks 6 and 7 is in progress in the north tower garage with the balcony netting to follow. Construction of debris chutes and netting on stacks 2 and 3 will start in the middle of next week.
- Demolition work on stacks 6 and 7 will start after July 4th. Estimated duration of demolition is approximately 25 days.

Pool deck/pool

- Pool walls and beams east of pool have been poured on Monday June 18. Pool wall stripping and rubbing out will start on Monday June 25. Work on pool equipment room block walls will start in the beginning of July.
- Work on planters wall continues. Once the north side planters are done work will move to construct planters on the north side of south tower. Conduit installation in the garage will be done by June 22nd. Electrical conduit installation on planters is in progress the same as waterproofing for planters in phases A and 1B. No new information on the staircase to the beach. On Monday June 25 Structural will start repairs on south tower storage room. Residents must relocate the bikes. The plastic dust barrier will be erected to protect residents from the construction dust. This should take care of the rain water intrusion into the storage room. Seawall repairs cannot start before October 31 as per FDEP (turtle season). It appears that this matter will not result in the delays for the pool/deck opening that is currently scheduled on November 28, 2018.
- Hillman staff was not present during the meeting (training); therefore the status on the design of staircase to the beach will be discussed on June 28.

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

- Water problems that could be related to the seawall cracks over the south tower storage room will be taken care of by the repairs on south tower storage room starting on June 25 as discussed in the pool/deck part of the minutes.
- Unit 1608S balconies cracks have been inspected. Cracks are not new, were in the process of being repaired and the work is completed.
- After the meeting Structural will inspect balcony framing in unit 1103S. It appears that the paint was applied over the concrete splutters. Structural will also inspect unit PH5S with alleged ceiling damage due to Irma.

In-house issues: Management update

- Modernization of elevator A in north tower and elevator B in south tower proceeding according to plan with the estimated completion on August 1st, 2018.
- Mold Remediation already started on floors 17, 12, and 10.
- Property manager will distribute letter to the north tower owners suggesting to see finish balcony floor in the south tower before making not reversible decision on the balcony tiles. Coordination with Structural on timing for list submission will be in order when time comes.

Meeting adjourned at 11:45am.

Signed: Zina Bluband

