

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes September 6, 2018. Meeting Started at 11: 07am.

Attendees:

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

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

AP Management: Adrian Paredes, Property Manager.

Contractors:

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

Agenda:

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule.

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

South tower:

- Status on remaining work (punch list, inspection, etc.) and unrestricted turnover of balconies/per stack.

North tower:

- Balconies reconstruction status per stack.
- Inside balconies demolition status per stack.
- Status on fixing electrical power outage (full and partial).

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.

- Loose black netting and flying access equipment's ropes in north tower.

In-house issues: Management update

- North tower and south tower elevators completion date.
- Start date for service elevator modernization in south tower.
- New cutoff date for north tower list residents opting for balconies tiles.

1) Structural provided owners two weeks look ahead schedule dated September 6, 2018. Planned activities will be described in the sections below. Master schedule update is not due till September 15.

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

South tower:

- Structural will complete punch list work today. Notice from Structural to Hillman on substantial completion and full access to the balconies in stacks 4, 5, 6, and 7 (including PH

in stacks 6 and 7) was issued and the property manager will notify residents once completion status is inspected and confirmed about the date of unrestricted access. Notice for full access on balconies in stack 1 planned to be issued next week with the same process of notification. Railings in stack 8 are installed with the final waterproofing to continue till the end of next week. Demobilization of protection in south tower is in progress and will continue till the third week in September. Finishing work on stucco and painting of the south tower west wall on the valet level is in progress.

North tower:

- Shoring and formwork on stacks 1, 4, 5, and 8 floors 9-14 continues. Shoring and formwork on stacks 6 and 7 is in progress on floors 8-12. Shoring and formwork on stacks 2 and 3 is also in progress with formwork done up to the floor 6 and floor 3 respectively.
- Demolition of balconies in north tower was completed.
- Permanent repairs for the units with full power outage are completed. Inspection for partial power loss will be conducted for all units in north tower with the permanent fix of the conduit to follow.

Pool deck/pool

- Pool water test is scheduled for week of September 17.
- Construction of CMU planter walls including installation of electrical conduits embedded in the planters is scheduled till September 14. The concrete repairs in garage continue. Planters and partial deck area waterproofing is in progress and will continue through September. Concrete repairs to the seawall in the south tower storage room planned to be done by September 14. Landscape installation on the north side of lobby started. Installation of plumbing pipes in the garage is more than 80% completed. Preparation of slab for balconies in units 204 and 205 started.
- Meeting to discuss status of stairs to the beach will be held today between the BOD and Hillman's representative.

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

- Flying ropes provide safety for the crewmen working on the swing stages. Cale will check if the construction crew could secure ropes and netting every day before leaving construction site.

In-house issues: Management update

- The work on elevators continues and the owners will be notified on completion date once it is known.
- The start of work on the south tower service elevator is contingent on the completion of passengers' elevators in both towers
- September 1st cutoff date of the north tower residents selecting tiles option on the balcony is extended. New date must be coordinated with Structural and will be provided by the management office.
- Once completed, north tower passengers' elevator cannot be used for heavy loads and should not be used by the dog owners for dogs. Everyone should be motivated to preserve the conditions of new and very expensive elevators.
- The dog's owners have no right to let dogs run in the hallways without the leash.

Meeting adjourned at 12:10pm.

Signed: Zina Bluband