

## **AQUARIUS CONDOMINIUM ASSOCIATION**

### **Construction Committee Minutes October 11, 2018. Meeting Started at 11:00am.**

#### Attendees:

Construction Committee: Zina Bluband, 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, Daniel McGrady.
- Structural Preservation Systems, LLC (Structural): Cale Delaney, Maickel Zrihem.
- 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 and turnover of balconies restricted and unrestricted.
- South tower storage room new date for completion.
- Status on Parapet and EIFS new completion date.

##### **North tower:**

- Balconies reconstruction status per stack.
- Status on fixing partial electrical power loss.
- Access equipment move from south tower to north tower window drops.
- Anchoring access equipment.
- Securing black netting.

##### **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.**

### In-house issues: Management update

- Elevators modernization schedule.
- Security cameras in new elevators.

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**1) Two weeks look ahead schedule** dated October 11, 2018 was provided. Planned activities will be described in the sections below.

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

##### **South tower:**

- Notice on the status of limited and unrestricted access for each balcony was forwarded to the residents by property manager. #103 units have now unrestricted access, 20 more units

may have punch list completed by the end of week, punch list completion for 3 units is contingent upon availability of other party contractors, and 8 units have no punch list because Structural has no access to these units. Owners of 8 units have been contacted and if no response is provided Association will enlist services of locksmith to enter the units and create the punch list. Respective owners will be billed for locksmith service. Property manager will notify owners on any changes to the status of access to their balcony.

- Temporary seal is installed in the storage area and columns are in the process of being repaired. Completion date of repairs TBD.
- Work on parapet and EIFS is still on hold. Stainless steel fasteners (not subject to rust) for holding panels in place are expensive. Structural is experimenting with the plastic washers that will not rust. Finalization on the method of mechanical fix for the panels is in the process. Completion date for this work TBD.
- Unit 205 deck extension is pending Hillman inspection and further direction.
- Units 301S and 302S will have new curb build for the railings installation.

#### **North tower:**

- With 10 balconies pour last week the total number of poured back balconies is 71. Shoring and formwork on stacks 1 & 4 balconies floors 15-PH continues with estimated finish date of December 26, 2018. Shoring and formwork on stacks 5 & 8 floors 15-PH to be completed on December 26 (one pour left). Shoring and formwork on stacks 6 & 7 floors 15-18 estimated to be done by December 17 and there will be only one pour left. Shoring and formwork on stacks 2 & 3 floors 2-10 is completed with concrete pour on these stacks scheduled for tomorrow and on Monday October 15. Balcony for Unit 803N will be skipped due to the intrusion and will be poured at another time. Shoring and formwork on stacks 2 and 3 floors 11-18 will continue. Ceiling stucco application on lower levels of corner units is in progress. Balcony waterproofing application on lower levels is in progress and will continue through first week in March 2019.
- Electrical repairs on partial power loss in north tower continue.
- Access equipment from the south tower has been moved to the north tower window drops on stacks 6 and 7. Window drops stucco repairs on stacks 6 and 7 are in progress.
- Access equipment on the north side of north tower has been anchored and the construction crew was instructed to monitor situation.
- Black netting was secured to the extent possible.
- **Pool deck/pool**
  - Pool wall stripping and rubbing out will be completed tomorrow with the waterproofing preparations and pool plumbing to start on Monday, October 15.
  - Deck waterproofing, planters stucco installation and pavilion beam construction continues. Bollard pedestal construction starts on Monday. Pavers' installation to start on October 22. Landscape installation continues (palm trees are planted).
  - Gym's lower lobby will be close starting October 22 for approximately two weeks for waterproofing. The only access to the Gym is going to be from the valet deck.
  - Garage pre-punch work and preparation for finishes in area 1A is contingent upon response to the open RFI (Request For Information) from Structural to Hillman.
  - Hillman submitted conceptual staircase design and improved costs data to the BOD. We will be informed on the decision.
  - We have been reminded again that Health department inspection of pool is scheduled for Monday, December 24, 2018. If pool will pass the inspection it could be open for public use by the Christmas.

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

- Question was asked about handrails in the entry to the new pool. Currently no handrails are planned because the new pool is Zero entry pool that is handicapped friendly. Zero entry pools allow kids, the elderly, and people with disabilities to enter the pool more easily. They won't have to climb down a pool ladder and can have a gradual transition for their swim. Residents concerned with the absence of railings were advised to address this issue in writing with the management who will communicate this concern to the BOD and engineers.
- **Important message for the south tower owners opting for tiles on the balconies and the storm shutters reinstallation:** To avoid any damage to the balcony's waterproofing the tiles will have to be installed before the shutters. Once the contract with tiles installer is in place, property manager will have to be notified on timing since he is responsible for scheduling installation of shutters.

**In-house issues:** Management update by property manager.

- Modernization of elevator B in north tower started on October 1st. Modernization of service elevator in south tower was delayed until October 15 to accommodate some already scheduled deliveries.
- Security cameras in two passengers' elevators in south tower and one in north tower will be installed on Tuesday October 16.
- **Reminder from the BOD: Absolutely no construction work of any kind inside the units during Saturday and Sunday and before 8am and after 4pm Monday thru Friday.**

Meeting adjourned at 12:00pm.

Signed: Zina Bluband