

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes October 18, 2018. Meeting Started at 11:00am.

Attendees:

Construction Committee: Zina Bluband, Alex Zoob.

Members of the Board of Directors: Buck Gupta (part of the meeting), Linda Satz, Cecilio Berndsen.

AP Management: Adrian Paredes, property manager.

Contractors:

- Hillman Engineering (Hillman): Not present.
- 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. Master schedule update status.

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

South tower:

- Updates for 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.
- West wall door.

North tower:

- Balconies reconstruction status per stack.
- Intrusions.
- Balconies waterproofing.
- Ceiling stucco balconies.
- Wall/window drops stucco.
- Status on fixing partial electrical power loss.

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.
- Notice to the south tower residents opted for balcony tiles to install tiles prior to the shutter's installation.

1) Two weeks look ahead schedule dated October 18, 2018 was provided. Planned activities will be described in the sections below. Master schedule update for towers will be available for the next meeting. Master schedule update for the pool and pool deck will be available for the meeting on November 1st.

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

South tower:

- Notice on the change in status of limited and unrestricted access for each balcony will be forwarded to the residents by property manager as soon as change occurred. As of today, the status is as follows: 105 units have unrestricted access to the balconies, 7 units have no punch list due to the absence of access, 11 units have damages inflicted by 3rd party and clarification is in a process, 6 units are still under repairs, and 5 deck units are under construction.
- Work in the storage room continues and the completion date could be available for the next meeting.
- Structural propose fastening EIFS panels due to the hazards associated with panels falling (as happened already) due to the spalling of concrete behind them. Therefore, work on the parapet and EIFS is on hold pending resolution on the number of panels requiring fastening. Completion date for this work TBD.
- Door on the west wall of south building was painted in the color of accent stripe. Angle overhead and the frame have not been painted, but will be in response to the committee request.

North tower:

- With 16 balconies poured last week the total number of poured back balconies is 87. 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 also completed on December 26, 2018. Shoring and formwork on stacks 6 & 7 floors 15-18 are completed and concrete pour is scheduled for Friday October 19 or Monday October 22. Shoring and formwork on stacks 2 & 3 floors 11-18 are in progress and will continue through the middle of December. As a summary: only one concrete pour remains on each stack.
- No new intrusions other than previously reported.
- Balcony waterproofing application on lower levels is in progress. Stripping formwork and prepping balconies floors for finishes on stacks 6 and 7 starts on Tuesday October 23.
- Ceiling stucco application on lower levels is in progress.
- Window drops 2/3 and 6/7 stucco repairs and painting started and will continue through the first week in January. Window drops 5A, 8A and 1A/2A stucco repairs and painting will start on Monday, October 22.
- As of today, electrical power is completely restored 54 units. Repairs will continue.

Pool deck/pool

- Pool wall stripping and rubbing out will be done by October 10. Pool plumbing and pool room construction is in progress. Construction of pool bonding grid starts on Monday. Sump pit demo needs details from Hillman for completion.
- Deck waterproofing, planters stucco installation and pavilion beam construction continues. Bollard pedestal construction starts on Monday, October 22. Garage pre-punch work continues. 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.
- Staircase issue was not discussed due to the absence of Hillman's personnel.

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

- Water on the east pool deck is not a flooding. Structural is running water test for deck waterproofing.
- Four palms in the planters on the north side of south tower should be supported to prevent wind damage. Structural will check.

- Residents in units 301S, 302S, 204S, and 205S have no permission to access balconies/patio. Residents have been observed accessing balconies without regards for the safety. Structural was requested to install door stops for the respective units.
- West pool elevator and gym's lower lobby will be closed from October 29, 2018 through November 12, 2018. The access to the gym will be provided through west pool deck staircase. Structural will determine if safety consideration will require extended overhead protection.
- Pool shade structure will be installed on the northeast side of east deck as planned.
- **Important:** North tower residents currently having impact windows or planning installation of impact windows in the near future and would like shutters removed during the construction project must inform the office in writing before November 1, 2018.
- **Important:** Unit owners in both towers installing impact windows after the completion of construction project are responsible for all exterior repairs.

In-house issues: Management update by property manager.

- Modernization of elevators is in progress. Modernization of service elevator in south tower started on October 17.
- Security cameras in two passengers' elevators in south tower and one in north tower have been installed.
- Notice to the owners advising on the sequence of events for the balcony tiles and shutters installation will be forwarded to the affected residents.
- Drain holes in the newly installed railings for shutters are located at the end of railing. Water test will be performed to make certain that water drains properly.
- There is no schedule for the installation of balcony's light fixture. Maintenance installs fixture per stack.
- Concerns have been expressed about uncertainty of solution to the Comcast cables currently loose inside the units. Presence of the Comcast representative is requested for the next town hall meeting to address this issue and options available for the cables routing. Association has signed the Comcast contract, but Comcast has not, it's under review of their attorney.
- New date for deposition on Irma Insurance claim is November 30st.

Meeting adjourned at 12:05pm.

Signed: Zina Bluband