

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes December 6, 2018. Meeting Started at 11:00am.

Attendees:

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

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

AP Management: Adrian Paredes, property manager.

Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey, Daniel McGrady.
- Structural Preservation Systems, LLC (Structural): Andres Calvo, 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:

- Updates for status on remaining work and turnover of balconies restricted and unrestricted.
- South tower storage room.
- Status on Parapet and EIFS repairs.

North tower:

- Status on balconies waterproofing and ceiling stucco/per stack. Balconies edges finish.
- Status on wall/window drops stucco repairs and painting/per stack.
- Status on stripping formwork stack 4 and 5.
- Status on fixing partial electrical power loss.

Pool deck/pool

- Status on pool construction.
- Status on pool deck construction.
- Garage repairs.
- Seawall repairs.
- Status of work on units 203S, 204S, 205S, and 301S.
- Status on drawings and permit for staircase to the beach.

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

In-house issues: Management update

- Towers elevators modernization - Completion dates.
- Gym's elevator modernization.
- Comcast timeline on rerouting of cables.

1) Two weeks look ahead schedule dated December 6, 2018 was provided. Planned activities will be described below.

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

South tower: Phase 1

- As of today, 125 units have unrestricted access to the balconies. Status of 4 units in need of repairs is as follows: glass replacement for railings on 3 units is going to be taken care of by

the end of this week. Fourth unit has a problem with damaged drapes and Structural is working on the solution. Work on 5 decks' units considered as a part of the east pool deck phase rather than south tower balconies continues.

- Status update on parapet and EIFS:
Replacement of EIFS panels at drop 3A/4A is in progress as well as EIFS repairs.

North tower: Phase 2

- Stack 1-waterproofing around railings posts on floors 2-12 is in progress. Glass installation is planned for next week. Stack 4- waterproofing floors 2-12 is done with railing installation scheduled for next week. Stacks 5 and 8 floors 2-12 stucco repairs done. Waterproofing starts next week. Ceiling/wall stucco on stacks 6 and 7 floors 2-17 is completed with the waterproofing and paint to start next week. Wall concrete/stucco repairs on stacks 2 and 3 floors 2-17 is in progress. Edges of balconies on stack 1 floors 2-12 are not finished yet. Swing stage discovered to be too short to provide access for the edge finishes. Swing stage will be modified to accommodate size of the balcony's edge allowing stucco installation and painting. There will be no similar problems for other stacks and this development has no effect on the completion of the scheduled tasks.
- Window drops: Stucco repairs and painting will continue on all drops through December 20, 2018.
- Stripping of formwork is completed with the exception of 5 top floors in stack 4 and 3 top floors in stack 5. Priority of work on these two stacks is given to the preparation of balconies on floors below for the installation of railings. Once railings are installed formwork on top floors will be stripped.
- Information on the number of units remaining without partial power have not been provided.

Pool deck/pool:

- Waterproofing of pool membrane starts next week. Pool tiles installation starts on Monday. Construction of pool plumbing, pedestal for collector tank, the sump pit and pool room waterproofing continues. Installation of aluminum louvers for pavilion and restaurant started on Monday. Deck Bollard installation starts on December 12, 2018.
- Garage phase 1A floor stain application should start tomorrow.
- Seawall repairs continue.
- Unit 205S deck extension will be completed this week with the concrete pour scheduled for Monday, December 10. Waterproofing for units 204S and 205S will be accomplished by December 19. Wall between units 201 and 205 will be constructed week of December 17, 2018. Storage room will be completed after waterproofing of units 204 and 205 is done.
- Hillman is still working on the staircase design that will be appropriate for repaired seawall. Investigation on the seawall condition at the location of staircase continues.

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

- Owner of unit 1107N reported that partial power loss in this unit is not fixed. Owner of unit 1503N inquired about repairs of his unit interior walls left with the holes after electric power was restored. Structural will make sure that unit 1107N is included in the electrician list for the electrical repairs. In regard to the interior damages resulted from the fixing electrical power losses the procedure will be the same as one used in the south tower. Tomorrow Hillman will provide to the property manager schedule of inspection for electrical power status and interior damages for north tower owners. This schedule relates only to the inspection and not to the repairs. The electrical repairs are performed and will continue to be performed by the Structural's electrician. After the inspection is completed and the report on necessary interior repairs is submitted to the property manager, he will schedule repairs that are going to be conducted by the contractor hired by Association. Schedule for repairs will

be forwarded by the property manager to the affected owners once all steps described above are completed.

- Concerns have been raised about quality of paint job on stacks 2 and 3 of the north tower. Holes and dents on the walls are not filled with the compound completely and even after application of the primer the appearance of repaired walls is not great with dents remaining and visible. Structural will inspect areas of concern.
- West pool deck and pool could be open for use as early as December 14. Structural will remove protection and complete power wash. Property manager will coordinate moving of the pool furniture back to the deck and proper operation of the pool equipment including the heater.
- Structural is inspecting condition of the balcony floor for the units which opted for tiles as soon as access to the balcony from kitchen door becomes available (after removal of plywood protection). Structural forwarded list of inspected units to the Hillman. As of now it appears that 4 units may have potential problem with the tiles installation. The solution will be found.
- Pedestrian gate in the north tower garage entry is badly damaged. New gate was installed during valet area and north tower garage repairs about 3 years ago. Adrian will add this item to the list with other damages from construction.

In-house issues: Management update by property manager.

- Elevators: service elevator in south tower and elevator B in north tower are scheduled to be completed by January 20, 2019. Adrian will have meeting at 3pm today with the company owner to verify estimated completion dates.
- Gym elevator modernization will start after towers elevators are done, not as originally planned for December 10, 2018.
- It appears that Comcast should start work in 45 days from the time contract was signed by them (November 13, 2018). Other timelines are not clear and will require legal opinion. Adrian is addressing this issue. The funding for this project has to be approved by Comcast top management. Once funding is approved the scope of work will be determined. Only then Comcast will be able to address the issues of concern to the residents of Aquarius, such as ... outside cables removal, rerouting of cable running now across the living room and the kitchen through the walls, and the understanding of Comcast willingness and capability to do so. If they are not willing or capable, residents have to be aware of other options available to them. After the funding approved, scope of work determined and the timelines established the Comcast will have town hall meeting with the residents of Aquarius to discuss all these issues. In addition, residents would like to know when new service will begin, since increase in the maintenance fee related to the new contract with Comcast starts on January 1st, 2019.
- Deposition related to the Irma claim scheduled for November 30, 2018 was rescheduled by the court and insurance reps to January 7, 2019.

Meeting adjourned at 12:10pm.

Signed: Zina Bluband