

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes December 13, 2018. Meeting Started at 11:03am.

Attendees:

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

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

AP Management: Adrian Paredes, property manager.

Contractors:

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

- Overview of remaining work for south tower.

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.

Pool deck/pool

- Status on pool construction.
- Status on pool deck construction.
- Garage repairs.
- Seawall repairs.
- Status on drawings and permit for staircase to the beach.

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

- Inspection of north tower balconies for tiles installation.
- Status on the quality of painting stacks 2 and 3.
- Status on Hillman's inspection report for north tower units (electrical repairs and interior damages resulting from it).

In-house issues: Management update

- Update on towers elevators modernization after meeting with the Premier elevators owner.
 - Gym's elevator modernization.
 - West pool opening.
 - Any more information on Comcast timeline for work and service?
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1) Two weeks look ahead schedule dated December 13, 2018 was provided. Planned activities will be described below.

2) Progress report on weekly construction activities.

South tower: Phase 1

- As of today, all units with the exception of deck's units are completed and released to the owners. Work on 5 decks' units which are 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, north side of south tower is finished. Repairs of concrete and replacement of panels will continue on the south side of north tower throughout month of December.

North tower: Phase 2

- **Stack 1** waterproofing, top coat and railing's glass installation floors 2-12 is in progress with the completion planned for December 20, 2018. Creation of pre-punch list starts on December 24, 2018. **Stack 4** waterproofing and wall stucco repairs on floors 2-12 will be completed on Tuesday, December 18 with the painting to follow. Ceiling/wall stucco work on **stack 4** floors 14-PH is in progress and will continue throughout December. **Stack 5** waterproofing and wall concrete/stucco repairs floors 2-12 should be completed by December 24, 2018 with the painting to follow. Waterproofing and wall concrete/stucco repairs on **stack 5** floors 14-PH is in progress. **Stack 8** waterproofing and wall concrete/stucco repairs floors 2-12 should be completed by December 18, 2018 with the painting to follow. Waterproofing and wall concrete/stucco repairs on **stack 8** floors 14-PH is in progress. **Stacks 6 and 7** ceiling/wall stucco floors 2-18 is completed with the waterproofing to start on Monday, December 17, 2018. **Stacks 2 and 3** wall concrete/stucco repairs and waterproofing floors 2-18 is in progress.
- Window **drop 8A** paint and punch out is completed, **7A** to be done by Tuesday, December 18. Window drops **6/7, 2/3, and 8A** access equipment to be moved to parapet and EFIS on Monday, December 17. Access equipment from window drops **7A** and **1A/2A** is ether moved and to be moved to the PH6, PH7, PH2 and PH3. Window drop **3A/4A** and **6A** undergo stucco repairs.

Pool deck/pool:

- Waterproofing of pool membrane will be finished this week. Pool tiles installation starts on December 17. Construction of pool room will be done this week with waterproofing finished on Monday December 17. Installation of pool equipment starts on Tuesday, December 18.
- Pavers installation is about 90% completed with punch-out list creation to start on December 24, 2018. Installation of aluminum louvers for pavilion and restaurant continues. Work on pavilion counters and BBQ walls and pads is in progress. Bollards have been installed. Their appearance, installation and design are different than depicted on the Landscaping architect's original drawings. Meeting will be held between Hillman, Structural and Landscaping architect to address this matter. Structural will perform bollards lights efficiency test required for beachside pools. Deck extension for unit 205S was poured this week. Waterproofing preparations for units 204S and 205S are in progress with waterproofing installation to start next week.
- Garage phase 1A floor stripping, bumpers installation planned to be completed by Christmas at which time parking spaces in this area will be turned over to the owners.
- Seawall repairs continue.
- Hillman's design team produced one design of the staircase and will proceed with the drawings that are necessary for submission of construction permit application.

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

- Inspection of north tower balconies for tiles installation is completed for stacks 1, 2, 3, and 4. Inspection of balconies in stacks 5, 6, 7 and 8 will start next week.
- Quality of painting will be addressed and inspected by Hillman.

- Adrian forwarded to the affected owners inspection schedule for electrical power status and interior damages resulting from electrical repairs. As more units are added to this schedule owners will be informed.
- Owner of unit 904S cannot open swing door to the balcony. Maickel Zrihem of Structural will inspect after the meeting.
- Owner of unit 1107N reported uneven finishes and cracks on the balcony floor. This unit will be also inspected after the meeting.
- Owner of unit PH5 was concerned with the water intrusion from the parapets and EIFS being in bad condition. Hillman is aware of this issue and has instructed inspectors to pay special attention when inspecting this area.

In-house issues: Management update by property manager.

- Latest information on elevators: service elevator in south tower completion date January 20, 2019 plus one week for inspection. Elevator B in north tower completion date is February 14, 2019 plus one week for inspection.
- Gym's elevator modernization will start after completion of towers' elevators.
- West pool is ready to be open on Friday, December 14. Pool heater is not working, replacement part is ordered.
- Further investigation of Comcast timelines based on contract they signed on November 13, 2018 indicates the following: Comcast has 45 days from November 13 to start work and 7 to 9 weeks to start contractual services. Adrian will have meeting with the Comcast construction team on Monday, December 17 at 10am.

Meeting adjourned at 12:00pm.

Signed: Zina Bluband

