

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes January 17, 2019. Meeting Started at 11:15am.**

### Attendees:

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

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

AP Management: absent.

### Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey, Daniel McGrady.
- Structural Preservation Systems, LLC (Structural): Cale Delaney, 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. Any changes to the previous substantial completion dates?**

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

#### **South tower:**

- Overview of remaining work for south tower (EIFS panels)

#### **North tower:**

- Status on corner balconies:
  - Stack 1
  - Stack 4
  - Stack 5
  - Stack 8
- Status on interior balconies:
  - Stack 2
  - Stack 3
  - Stack 6
  - Stack 7
  - PH units
- Status on wall/window drops stucco repairs and painting

#### **Pool deck/pool**

- Status on pool construction
- Status on pool deck construction
- Garage repairs
- Seawall repairs
- Status on upper landing and drawings and permit for staircase to the beach
- Status on east and west deck units (203S, 204S, 205S, 301S, 302S)
- Status on bollards and deck opening delays

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

- Inspection of north tower balconies for tiles installation
- Power outage status
- Unit 1203N power outage issue
- Unit 1006S repairs issue

## **In-house issues: Management update**

- Update on towers elevators modernization
  - Update on Comcast progress
  - Any updates on Irma Insurance claim
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**1)** Two weeks look ahead schedule dated January 17, 2019 has been provided. Planned activities will be described below. Master schedule update for Deck/Garage/Pool project was made available. Based on the updates, the substantial completion dates for this project are as follows: **Deck- February 22, 2019** (does not include aluminum louvers, pool and bollards); **Garage- February 8, 2019; Pool's inspection** by the Health Department Master is scheduled between **February 20 and 26, 2019**. Master schedule update for the towers will be ready for the next meeting on January 24, 2019.

### **2) Progress report on weekly construction activities.**

#### **South tower: Phase 1** Remaining work

- Replacement of EIFS panels and concrete repairs continues.

#### **North tower: Phase 2**

- **Status on corner balconies:**

Stack 1 - Waterproofing floors 14-PH should be completed this week with the inspection scheduled for Monday, January 21, 2019. Railing installation to start on January 30, 2019.

Stack 4 - Waterproofing around railing posts and wall stucco punch out on floors 2-12 in progress. Railing glass installation floors 2-12 will start by the end of next week.

Waterproofing and painting floors 14-PH in progress.

Stack 5 - Waterproofing and wall concrete/stucco repairs floors 2-12 is completed with painting, railings and waterproofing detailing to follow. Waterproofing and wall concrete/stucco repairs floors 14-PH in progress.

Stack 8 - Stucco punch out, waterproofing and paint floors 2-PH in progress. Railings installation is scheduled by the end of January. Waterproofing and paint floors 14-PH will start next week.

- **Status on interior balconies:**

Stack 6 - Waterproofing and ceiling/wall stucco repairs floors 2-18 in progress with the painting and railings installation planned to start on January 28, 2019.

Stack 7 - Railing glass to be installed on all floors but PH in the last week of January.

Stacks 2 and 3 - Ceiling/wall stucco repairs and painting on all floors continues.

PH units 2 and 7 have tiles removed and the concrete restoration is in progress. Owner of unit PH5N submitted photos showing cracks in the balcony flooring. His concern was addressed by the Structural's explanation of the repair process and the Hillman's promise of the inspection for completed repairs.

- **Status on wall/window drops stucco repairs and painting:**

Window drop 8A have additional repair work done and inspection is scheduled for today.

Window drops 7A-PH7 and 1A/2A repairs and painting in progress. Window drops 3A/4A are under punch out repairs after inspection. Stucco repairs are in progress on Window drops 3B, 2B, 4B, 5A and 6A.

### **Pool deck/pool:**

- **Pool:** Installation of pool tiles is in progress. Pool gutter pipe repairs should be completed next week. Pool room equipment lay out and installation is done. Pool equipment electrical wiring and bonding is in progress.
- **Deck:** Railing installation on deck including units 204S and 205S excluding beach access gate starts tomorrow and planned to be done on January 28, 2019. South tower storage room painting will start on Monday. Concrete repairs around restaurant and lobby windows are in progress. Wood truss installation starts on January 28, 2019. Pavers' punch out continues. Structural resumed negotiations with the original vendor for aluminum louvers and contacted two more vendors for the price and delivery of aluminum structure.
- **Garage phase 1A** floor stripping and bumpers installation is completed. Garage south side of south tower and north side of south tower ceiling and floor painting continue. Garage lights will be added pending approval.
- **Seawall** repairs continue.
- **Staircase:** Drawings for upper landing has not been submitted as planned last Wednesday to the BOD. Individual in charge left on vacation and will be back on Monday, January 21. Submission of drawings is expected in the early part of next week. Hillman made a commitment to the BOD to provide complete set of new staircase drawings and required permit information by February 1, 2019.
- **Work on all decks units** is in progress with railing installation to start tomorrow.
- **Bollards** issue: Structural completed mockup for one bollard to determine time required to remove all bollards. Once this information is provided to the BOD the decision will be made on location and quantity of bollards to be removed. Should the removal of bollards to happen after the opening of east pool and deck another closing is not necessary. The bollards will be removed by securing placement of individual bollard. While the bollards issue has an effect on the status of pool and deck, it does not appear to result in the opening delays.

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

- Status update on inspection of north tower balconies for tiles installation will be provided for the next meeting.
- Power outage repair in stacks 1 and 2 is completed with 38 units remaining on repair list.
- No information was available on power outage issue in unit 1203N, and owner was not present.
- Unit 1006S was not inspected. Structural will address this matter.
- Owners of units 1101S, 1002S, and 903S reported concrete splatter on their cars. Structural will clean all cars with the exception of unit 1002S, since the owner wanted dealership to do cleaning. This goes through the insurance company and the Structural will provide owner with the claim number.

**In-house issues:** Management update by property manager - not preset today.

- In absence of the contrary, the modernization is progressing as planned. Completion dates: service elevator in south tower **February 15, 2019** plus one week for inspection, elevator B in north tower **January 25, 2019** plus one week for inspection.
- Buck Gupta provided update on the Comcast activity: Lock boxes for south tower are moved. The Comcast work is not visible because the majority of it is done on the garage level.
- Update on Irma Insurance claim is not available.

Meeting adjourned at 12: 15pm.

Signed: Zina Bluband