

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes January 24, 2019. Meeting Started at 11:12am.

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 for towers. 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

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
- Storage room painting
- Status on upper landing drawings
- Status on bollards

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

- Inspection of north tower balconies for tiles installation.
- Power outage status.
- Unit 1006S repairs issue.
- Cleaning cars from concrete splatters: units 1101S, 903S, and 1102S claim number

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 24, 2019 has been provided. Planned activities will be described below. Master schedule update for towers was also made available. Based on the updates, the substantial completion dates for this project are as follows: **South tower EIFS repairs - March 20, 2019; North tower corner balconies - March 11, 2019; North tower interior balconies - March 15, 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:**

Preparation for waterproofing and waterproofing completed on stacks 1,4,5,8 floors 2-12 and is in progress on floors 14-PH.

Wall/stucco repairs on stacks 4 and 6 are in progress.

Painting is in progress on stack 1 floors 14-PH; stack 5 floors 2-16; stack 8 floors 2-PH.

Railing glass installation on stack 4 floors 2-12 is scheduled for tomorrow.

Railing installation on stack 5 floors 2-16 and stack 8 floors 2-12 is scheduled for January 28, 2019.

- **Status on interior balconies:**

Preparation work for waterproofing is not yet done on stacks 2 and 3. Waterproofing of stack 7 is scheduled for next week.

Ceiling stucco application on stacks 2 and 3 is done.

Wall stucco repairs on stacks 2 and 3 will be ready for inspection on January 28 and 25 respectively with the painting to follow.

Wall stucco punch-out on stack 6 is scheduled for inspection next week and should be done this week on stack 7.

Painting on stack 6 floors 2-18 will start by the end of next week.

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

Window drop 8A was completed. Stucco repairs on window drops 1A/2A, 3A/4A, 1B, 2B, 3B, 4B, 5A, 6A continue. One window drop was added on the west wall of the north tower.

Pool deck/pool:

- **Pool:** Installation of pool tiles continues. Pool gutter pipe repairs done. Pool room equipment lay out and installation will continue through the next week. Pool equipment electrical wiring and bonding is in progress.

- **Deck:** Railing installation on deck including units 204S and 205S excluding beach access gate is almost done. Glass installation is planned to start on January 31, 2019. Tile installation in units 204S, 205S and south tower outside deck lobby is also planned to start on January 31, 2019. Concrete repairs around restaurant and lobby windows continue. Wood truss installation starts on January 28, 2019. Structural forwarded letter to the original vendor for aluminum louvers requesting commitment on delivery of aluminum structure to be provided by Monday, January 28, 2019.

- **Garage phase** Garage south side of south tower and north side of south tower ceiling and floor painting continue. Garage lights will be added pending approval of the BOD.

- **Seawall** demolition phase is done. Structural is in a process of restoring seawall in the 35 feet sections.
- **South tower storage room** painting is almost done. Opening of the room for beach access will depend on the drying progress of newly applied paint.
- **Staircase**: Drawings for upper landing have been submitted by Hillman to Structural today. Hillman intends to keep a commitment to the BOD to provide complete set of new staircase drawings and required permit information by February 1, 2019.
- **Bollards** issue: Structural completed mockup for one bollard to determine cost of removal and the time required to remove all bollards. This information was submitted to the BOD. This issue is complicated by the involvement of fire marshal and planning departments of the city of Hollywood, visiting Aquarius premises during the meeting. We may have more information on this issue for the next meeting.

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

- All north tower balconies that will have tiles have been inspected. Couple of balconies in stack 6 with the potential problem are in process of being taken care off.
- Power outage repair in stacks 1, 2 is done with stack 3 work in progress. About 35 units still remaining on the repair list.
- Unit 1006S was not inspected. Maickel Zrihem of Structural had surgery and will address this issue when he returns back to work next week.
- Unit 1101S car will be cleaned by the end of week. Unit 903S owner was requested to call car cleaners, since they were not able to reach her. Insurance claim number has been given to the owner of unit 1002S.

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

- Update on the elevators modernization progress will be provided for the next meeting.
- Update on Comcast progress will be provided for the next meeting.
- Update on Irma Insurance claim is not available.

Meeting adjourned at 12:00pm.

Signed: Zina Bluband