

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes January 31, 2019. Meeting Started at 11:10am.

Attendees:

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

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

AP Management: absent.

Contractors:

- Hillman Engineering (Hillman):
- 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:

- Preparation for waterproofing
- Waterproofing
- Balconies ceiling stucco application
- Wall stucco repairs
- Painting
- Railing installation
- Waterproofing details around railing posts
- Railing glass installation
- 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 bollards
- Status on drawings for new staircase

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

- Power outage status.
- Unit 1006S repairs issue.
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In-house issues: Management update

- Update on towers elevators modernization
- Update on Comcast progress
- Any updates on Irma Insurance claim

1) Two weeks look ahead schedule dated January 31, 2019 has been provided. Planned activities will be described below.

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:

- Preparation for waterproofing is completed on stacks 1, 8, 6 (not PH) and on lower levels of stacks 4 and 5. Preparation for waterproofing on stack 3 started Monday.
- Waterproofing is completed on stacks 1, 8, 6 (not PH) and on the lower levels of stacks 4 and 5.
- Balconies ceiling stucco application and walls stucco repairs are done on stacks 1, 4, 5, 6 (not PH), 8 and on stacks 2, 3, 7 (with minor punch out remaining).
- Painting is completed on the lower floors of stacks 1, 4, 5, 7 (not PH) and all floors of stack 8.
- Railing frames are installed on the lower levels of stacks 1, 4, 5, 7 (not PH). Railing installation on stack 8 started today.
- Railing and waterproofing around the posts on stack 1 floors 14-PH is scheduled for the next week and is in progress on stack 5.
- Glass is installed on the lower levels of stack 4.
- Wall/window drops stucco repairs and painting:
Window drops 1A/2A and 8A completed. Stucco repairs on window drops 3A/4A, 1B, 2B, 3B, 4B, 5A, 6A continue.

Pool deck/pool:

- **Pool:** Pool chipping is done and plumbing test is in progress. Installation of pool tiles continues. Pool gutter pipe repairs done. Pool room equipment lay out and installation will continue. Pool accessories (gutter grates, ladders, pool rings, etc.) will be installed next week. Pool equipment electrical wiring and bonding is in progress.
- **Deck:** Railing and glass installation on deck including units 204S and 205S excluding beach access gate is almost done. Tile installation for deck patios in units 204S, 205S and south tower outside deck lobby starts today. Concrete repairs around restaurant and lobby windows will continue throughout next week. Pavilion's roofing installation is scheduled to start on Monday, February 4, 2019. Aluminum Louver installation to start on Monday February 4, 2019 (pending subcontractor keeping the commitment).
- **Garage:**
Garage south side of south tower and the north side of south tower planned to be released back to Association on February 8, 2019. Property manager will notify south tower residents on the time their parking spaces will be available for use.
- **Seawall** restoration is in progress.
- **Storage room** painting is completed and the room is available again for access to the beach.
- **Bollards** issue: Structural completed 2nd mockup for one bollard using more efficient methodology. Information on cost and timing matters based on new mockup will be provided to the BOD. We may have more information on this issue for the next meeting.

- **Staircase:** Drawing combining upper landing and staircase have been provided by Hillman to Structural on Tuesday, January 29, 2019. Meeting between two contractors to discuss this matter is scheduled for Monday, February 4, 2019. Hillman intends to keep commitment to the BOD to have complete set of new staircase drawings and required permit information by February 1, 2019.

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

- Power outage repair in stacks 1, 2, 3, 4 and 5 is done. This leaves stacks 6, 7, and 8 with 23 units on repair list.
- Unit 1006S was inspected. Structural is in process of reconciliation for allegedly unfinished repairs and pre-existing conditions as inspected before the start of construction.

In-house issues: Management update by the property manager

- Modernization of elevators progresses as planned with the estimated completion in the middle of February.
- Comcast is planning to start installation of swing stages for interior work in south tower tomorrow.
- Updated information on Irma Insurance claim could be available in two weeks. New time for deposition TBD.

Meeting adjourned at 12:05pm.

Signed: Zina Bluband