

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes February 7, 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: 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:**

- Overview of remaining work for south tower

#### **North tower:** Status on:

- Preparation for waterproofing
- Waterproofing
- Balconies ceiling stucco application
- Balconies 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
- Seawall repairs
- Status on bollards
- Status on aluminum louvers
- Status on drawings for new staircase
- Garage repairs (estimated completion February 8, 2019)

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

- Power outage status
- Next meeting date

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

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

1) Two weeks look ahead schedule dated February 7, 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 by stack 8. Completion date is still March 15, 2019.

### North tower: Phase 2 - Status on:

- Preparation for waterproofing is completed on all stacks with the exception of stacks 2 and 3 where work is currently in progress.
- Waterproofing is completed on all stacks with the exception of PH unit in stack 6 and all units in stacks 2 and 3.
- Balconies ceiling stucco application and walls stucco repairs are done on all stacks except interior PH units.
- Painting is completed on all floors stacks 1, 4, 8, lower floors stack 5, and all floors stack 7 except PH.
- Railing frames are installed on all floors of stacks 1 and 8, lower floors of stacks 4 and 5, and all floors of stack 7 except PH.
- Railing glass is installed after secondary waterproofing detailing around the railing posts is completed.
- Glass is installed on the lower levels of stack 4.
- Wall/window drops stucco repairs and painting in progress on all stacks except already completed drops 1A/2A and 8A.

### Pool deck/pool:

- **Pool:** Installation of pool tiles continues. Pool gutter pipe repairs done. Pool accessories (gutter grates, ladders, pool rings, etc.) starts on Monday February 11, 2019. Plumbing test was completed and the outcome show water leakage from the pipe that will be repaired, the plan is in place, however this issue will result in the delays for pool opening. Current estimate for pool completion is 1st week in March instead of February 21, 2019.
- **Deck:** Railing and glass installation on deck including units 204S and 205S excluding beach access gate is done. Tile installation for deck patios in units 204S, 205S and south tower outside deck lobby in progress. Concrete repairs around restaurant and lobby windows continue. Pavilion's roofing installation is in progress. Counter top installation in the pavilion area is done.
- **Seawall** restoration continues in 35ft long segments.
- **Bollards** issue: Hillman has all information (from the Structural) enabling them to submit recommendations to the BOD. More information could be available for the next meeting.
- **Aluminum** Louver installation was to start on Monday February 4, 2019 (pending subcontractor keeping the commitment). Subcontractor changes the date to February 7, but did not show up. Structural turn this matter to their Lawyer and will pursue cancellation of the contract. Structural is working on plan B by obtaining quotations and commitments from other vendors.
- **Staircase:** Drawing for new staircase has been provided to the Structural. These drawings will not meet requirement for the permit application, site plan is needed. Site plan for permit application is a priority for Hillman who works on this issue closely with the BOD.
- **Garage:**  
Garage south side of south tower and the north side of south tower could be released back to Association on February 8, 2019, providing the walk through by Hillman and BOD after today's meeting is successful. Property manager will notify south tower residents on the time their parking spaces will be available for use.

## 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. Repair on stack 6 should be completed by tomorrow. If all goes well, that will leave stacks 7 and 8 with a total of 19 units remaining on the repair list.
- Buck Gupta will chair next construction committee meeting (thank You Buck).

**In-house issues:** Management update by the property manager

- Completion of modernization for elevators is delayed, due to the Fire Department requirements to install Fire Control panel. Current estimate for completion is middle of March.
- Comcast completed exterior rewiring on south tower stack 8. Next on the Comcast work schedule is south tower stack 5 for February 11 and 12 from 9am to 5pm, and stack 4 for February 14 and 15 from 9am to 5pm.
- No new information on Irma Insurance claim.

Meeting adjourned at 12:00pm.

Signed: Zina Bluband