

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes March 28, 2019. Meeting Started at 11:05am.

Attendees:

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

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

AP Management: Adrian Paredes, Property Manager.

Contractors:

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

- Painting
- Railing installation
- Waterproofing details around railing posts
- Railing glass installation
- Status on wall/window drops stucco repairs and painting
- Status on punch lists

Pool deck/pool

- Status on pool construction
- Status on pool deck construction (what is the reason for 4 oversized glass panels on the NE corner of the deck?)
- Seawall repairs
- Status on aluminum louvers
- Status on drawings for new staircase
- Substantial completion date

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

- Power outage status
- Status on repairs of interior damages resulting from the electrical outages.
- Repairs to wall unit 1203N (holes from the shutters track), and removal of tracks and wall repairs unit 1804N
- Cleaning concrete splatters on the car of a resident in unit 903S

In-house issues: Management update

- Any changes on elevators modernization completion date.
- Update on Comcast progress
- Any updates on Irma Insurance claim

1) Two weeks look ahead schedule dated March 28, 2019 has been provided for towers, pool, deck and garage. 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 on south tower continues. Substantial completion date remains April 30, 2019.

North tower: Phase 2 - Status on:

- Painting, railing installation, and railing glass installation completed on all stacks except units PH3 and PH6.
- Waterproofing details work around railing posts is completed on all stacks except stacks 2 and 3 that will be completed by the end of next week.
- Wall/window drop 1B painting completed. Drops 2B, 3B, 4B under repairs.
- Stack 4 final punch list (FPL) created and work is progress. Stacks 5, 6 and 7 internal punch list work is in progress.
- Balconies in stacks 1 and 8 promised by Hillman to be released for unrestricted access to the owners either today or tomorrow (remains to be seen).

Pool deck/pool:

- **Pool:** Health Department inspection of pool is rescheduled again between April 3 and 4. Pending health department approval the pool will be operational, but not open for the residents use due to the number of contingencies.
- **Deck:** Pavilion's roof will be completed next week with wood ceiling installation to start on April 1, 2019. Inspection for electrical work (**GFCI** installation) and glass rail gates work on units 204S and 205 S is planned for today.
- **Seawall-** Coating will be completed next week.
- **Aluminum louvers:** More information may be available next week. Currently, the pool opening is contingent on the status on aluminum louvers. Hillman is planning to provide BOD by the next meeting of BOD (April 4) with the options/option for earlier pool opening.
- **Staircase:** It appears that the Hillman arrived at the final design for new staircase. It can take at least two weeks to complete drawings and all information needed for the permit. Meanwhile, the Structural cannot proceed with the upper landing and repairs to the existing staircase due to the misunderstanding by the FDEP official on the scope of work. Structural and property manager are in contact with this official to clear understanding that repairs are for the existing, not new staircase. Only Field permit is required for this work (apparently it was not granted last week contrary to information provided).
- **Garage:** Substantial completion date of garage work now is April 12, 2019. Owners will be notified on the availability of their parking spaces.

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

- The date to resume repair work on the power outages in north tower is currently unknown.
- Hillman completed inspection of 15 units in need of interior repairs of damages resulting from the electrical work. Adrian is forwarding to the affected owners schedule of repairs to be done between April 8 and April 12.
- Repairs of holes from the shutter's track removed by the Structural and the removal of shutters' track will be done by the end of week.
- Car of the owner of unit 903S was cleaned from the concrete splutters few days ago.
- Owner of unit 1506S reported new paint peeling from the balcony walls. Structural will inspect the quality of paint job.
- There are problems with the quality of repairs and painting in window drops of stack 2 and PH5. Some of problems areas have been marked by blue tape which disappeared after the power wash. We would like Structural to monitor this matter and to ensure that problems

are fixed during final punch list work. Property manager typically notifies the residents on the timing of final inspection since it is done from inside the unit.

In-house issues: Management update by the property manager

- Modernization of elevators in north tower is completed. Punch list (from consultant inspection) work continues.
- Comcast completed exterior rewiring on south tower stack 2, and stack 1 and will not connect south tower till after work on north tower is completed. Once Structural removes their access equipment, Comcast could start work on north tower. Interior work on cable rerouting will be done on case by case basis. Due to the potential difficulties related to the rerouting of interior cables it is recommended to consider wireless cable box by Comcast.
- No new information on Irma Insurance claim.

Meeting adjourned at 12: 10pm.

Signed: Zina Bluband