

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes April 4, 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.

AP Management: Adrian Paredes, Property Manager.

Contractors:

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

- 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
- 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
- Inspection on quality of paint job in south tower

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 April 4, 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. As of today, Substantial completion date remains April 30, 2019.

North tower: Phase 2 - Status on:

- Painting is completed on all stacks except units PH3 and PH6 and balconies' walls on stacks 2 and 3. Balconies wall on stacks 2 and have been previously painted, but will be repainted to improve quality of paint job after pressure wash.
- Railing installation is installed on all stacks.
- Waterproofing details work around railing posts is completed.
- Railing glass is installed on stacks with the exception of units PH3 and PH6.
- Wall/window drop 1B painting completed, punch out list and removal of access equipment will happen by the end of next week. Drops 2B, 3B, 4B under continue repairs.
- Stacks 4 and 5 final punch list (FPL) work is in progress with the removal of swing stages next week on stack 4 and week later on stack 5. FPL is created for stack 7 and work is in progress. FPL for stack 6 will be created today. Internal punch lists for stacks 2 and 3 created with the FPL to be done next week. FPL summary for north tower is as follows: 102 units need inspection/repairs; Structural does not have access to 7 units, Structural to install outlet covers for 14 units.
- Balconies in stacks 1 and 8 have been released for unrestricted access to the owners. However, the installation of balconies tiles and placing of furniture is not allowed at this time.
- Structural and Hillman will inspect quality of wall repairs, and painting in stacks 2 and 3 and unit PH5.

Pool deck/pool:

- **Pool:** Health Department inspection of pool TBD pending approval of revised plumbing and mechanical submitted to the city last week.
- **Deck:** Pavilion's roof completed, with wood ceiling installation to start tomorrow. Deck gate for beach access is installed. Deck paint finishes to be completed next week. Deck internal punch list work is in progress.
- **Seawall-** Coating is done; backfill of sand will be done pending association approval of seawall finish.
- **Aluminum louvers:** Currently, the pool opening is contingent on the city of Hollywood permission to open pool without the aluminum louvers that have been part of the original plan approved by the city. It is rather complicated issue and the information will be provided to owners as it becomes available.
- **Staircase:** New staircase status was not discussed. Hillman provided direction on shoring for upper landing that does not land on the beach so that a FDEP field permit is not required. This work is pending plan revision review from the city of Hollywood.
- **Garage** completion is still scheduled for April 12. Owners will be notified on the status 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 still unknown.
- Hillman completed inspection of 15 units in need of interior repairs of damages resulting from the electrical work. Adrian is forwarding today to the affected owners schedule of repairs to be done between April 8 and April 12.
- Peeling paint reported by the owner of unit 1506 was not inspected. Structural to make note of it.
- There are problems with the quality of repairs and painting in window drops of stack 2 and PH5. Also as mentioned before, the interior balcony's wall are not painted. Request is made for Hillman and Structural to inspect the quality of work and to ensure that the finish of building exterior is done properly.

- During the pressure wash on stack 2 (unknown for stack 3) there was the water intrusion inside the units. Structural was requested to instruct the workers to exercise caution when directing high pressure water stream toward the windows and doors. Units with reported water intrusion will be inspected by Hillman and Structural and the list of damages (if any) provided to the property manager.
- Owner of unit 903S reported concrete sputters on the outside of glass door. Structural will inspect.
- Pieces of tiles remaining under the kitchen doors will be removed by Structural during the work on FPL.
- Owner of unit 1704 S reported shutter track not removed after window replacement. Adrian will check unit's file on the date of window replacement

In-house issues: Management update by the property manager

- Modernization of elevators in north tower is completed. Punch list (from consultant inspection) work continues. Completion of service elevator in south tower is delayed by two weeks.
- Comcast completed exterior rewiring on north tower stack 8.
- Inspection by the Insurance Company is schedule between April 15 and April 19. Owners of units to be inspected will be notified on date and time.

Meeting adjourned at 12: 20pm.

Signed: Zina Bluband