

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes April 11, 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): 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:

- Painting
- Waterproofing details around railing posts
- Railing glass installation
- Status on wall/window drops stucco repairs and painting
- Status on punch lists
- Balcony's releases stacks 4,5,6,7,2,3.

#### **Pool deck/pool**

- Status on pool construction (Health Department review)
- Status on pool deck construction
- Seawall repairs (association approval of finishes)
- Status on aluminum louvers
- Work on upper landing and existing staircase (FEPA approval)
- 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
- Status on inspection of units in north tower with reported water intrusion during pressure wash
- 903S reported concrete sputters on the outside of glass door inspection

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

- Any changes on elevators modernization completion date.
  - Update on Comcast progress
  - Any updates on Irma Insurance claim
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1) Two weeks look ahead schedule dated April 11, 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.
- Waterproofing details work around railing posts is completed.
- Railing glass is installed on stacks with the exception of units PH3 and PH6.
- West wall of south tower stucco repairs next to stack 1 are done, moving next to stack 8. East wall of north tower stucco repairs next to stack 4 done, painting in progress. Stucco repairs next to stack 5 are in process.
- Final Punch Lists (FPL) on all stacks (except 2 and 3) are either created or work is in progress to complete items on the list. FPL on stack 3 will be created today with the stack 2 tomorrow or Monday. Summary of FPL status is as follows: 96 units still in need of inspection /repairs; 32 units have missing outlets or covers that are not responsibility of Structural; 7 units with no access.
- Balconies in stacks 1 and 8 have been released for unrestricted access to the owners. Property manager will notify residents in other stacks on the timing of unrestricted access to the respective balconies.

### Pool deck/pool:

- **Pool:** Health Department inspection of pool TBD pending approval of revised plumbing and mechanical submitted to the city last week. There is no response from the city; property management and Structural will expedite the needed approval next week (should take about 3 days).
- **Deck:** Pavilion's roof completed, with wood ceiling installation to start Friday.
- **Seawall-** Painting should be done today. Residence from the south tower stated that painting job currently in progress on seawall appears to be of the really poor quality (concrete splutters are not removed and the paint is applied over). Hillman and Structural will inspect work site after the meeting.
- **Aluminum louvers:** BOD is considering the option of separating aluminum louvers from the Structural's scope of work. Dealing directly with the subcontractor may reduce the cost and to allow pool opening before the aluminum louvers are installed. More information to be provided as it becomes available.
- **Staircase:** New staircase work is under the same consideration as louvers. It cannot start till the end of turtle nesting season and with the drawings provided by Hillman other than Structural contractor will be able to complete the work. Work on upper landing and restoration of current staircase is in progress with the FEPA approval received last Tuesday. Planned completion is May 1st, 2019.
- **Garage** completion is rescheduled for the end of April. Structural to change "finish date" for this item on the two weeks look ahead schedule.
- Substantial completion date for pool/pool deck phase is still TBD.

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

- The work on the power outages in north tower was resumed. It appears only 3 units still have this issue.
- Interior repairs of damages resulting from the electrical work schedule between April 8 and April 12 are in process. Completion of repairs schedule for April 12 could be delayed till Monday due to some emergency work that required immediate attention.

- Peeling paint reported by the owner of unit 1506 was not inspected. Structural to inspect after the meeting.
- Inspection of units in north tower with reported water intrusion occurring during the pressure wash was completed with no damages discovered. Hillman will inspect all units in north tower for water intrusion.
- Unit 903S with reported concrete splatters on the outside of glass door will be inspected by Structural after the meeting.
- Owner of unit 1103N reported problems with the kitchen door and sliding door (not opening). Hillman added these items to this unit final punch list and inspection today.
- Photos have been presented by the residents showing rust under the West pool deck railings and the damaged tiles. All is noted and will be included in the final punch out list.
- Residents in north tower units 1602N and 902N reported not working lock on the kitchen doors (new doors but different manufacturer and installers). Structural will repair door locks.
- Residents from south tower reported damaged wall and lower lobby tiles at the entry to the building. Structural to follow up.
- Aquarius will not pass 40 year re-cortication inspection unless all residents will have GFIC (or GFI) installed in the circuits that require GFCI protection (as designated by the National Electrical Code). It is responsibility of the owners, not association to ensure proper installation of GFIs' by the qualified electrician. Adrian will forward next week Hillman's instructions on required location of GFIs' in the units.

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

- Modernization of elevators in north tower is completed. Punch list (from consultant inspection) work continues. Inspection of service elevator in south tower is scheduled for the end of next week.
- Comcast is completing exterior rewiring on north tower stack 1 with stack 8 done.
- Inspection by the Insurance Company is still schedule between April 15 and April 19.

Meeting adjourned at 12: 10pm.

Signed: Zina Bluband