

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes April 18, 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:

- 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 (pavilion)
- Seawall repairs. Inspection on quality of painting (as of April 11, 2019)
- Status on aluminum louvers
- Status on drawings for new staircase
- Work on upper landing and existing staircase (planned completion May 1st)

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
- 903S reported concrete splatters on the outside of glass door inspection
- 1103N inspection of kitchen and sliding doors (not opening)
- South tower wall and tiles damage inspection
- GFI instructions

In-house issues: Management update

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

1) Two weeks look ahead schedule dated April 18, 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. Two more panels have to be repaired on stack 5. Substantial completion date remains April 30, 2019.

North tower: Phase 2 - Status on:

- Railing glass is installed on all stacks.
- West wall of north tower is undergoing additional slab and stairwell slab repairs. On the east wall of north tower painting is in progress including north side of the restaurant wall. All window drops are scheduled to be done by May 10.
- Final Punch Lists (FLP) inspection of stacks 4, 6, and 7 is scheduled for today with stacks 2, 3 and 5 inspection planned for Monday.
- Summary of FPL status is as follows: 87 units still in need of inspection /repairs; 42 units have missing outlets or covers that are not responsibility of Structural; 6 units with no access.
- Balconies in stacks 4, 6, and 7 potentially could be released back to the owners next week, with stacks 5, 2, and 3 to follow at the later date.

Pool deck/pool:

- **Pool:** Revised plumbing and mechanical submitted to the city was approved. City inspection of the pool is scheduled for today. Health department inspection tentatively scheduled between April 23 and April 26.
- **Deck:** Pavilion's roof wood ceiling installation to start tomorrow. Deck internal punch out list work is in progress till May 1st.
- **Seawall-** Painting is done. The area next to the beach door access will require additional work associated with the conversion of temporary beach door to the permanent one.
- **Aluminum louvers and new staircase** have been removed from the Structural's scope of work. Good news, this development may result in the earlier pool opening. Association will deal directly with the contractors of these two structures.
- Work on upper landing and restoration of current staircase is in progress with the FEPA approval received last Tuesday. Planned completion is still May 1st, 2019.
- **Garage** completion is rescheduled for April 26.

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

- The power outage issue in unit PH5 is still open. Electrical problems (if any) will be inspected during final inspection process.
- Interior repairs of damages resulting from the electrical work are completed.
- Peeling paint reported by the owner of unit 1506 will be inspected by Structural today after 1PM.
- Work on unit 903S with reported concrete splatters will be done today.
- Unit 1103N reported problems with the kitchen door and sliding door have been addressed with the owner.
- South tower damaged wall and lower lobby tiles at the entry to the building will be inspected by Structural today (Sharon Smith to assist).
- GFI instructions will be provided to the property manager next week. The request was made to consider association assistance for the services of a third party electrician for installation of GFIs when needed.
- Approximately 5 units in the north tower could have problems with the installation of tiles. Management and Structural addressing this issue on the case by case basis.
- Structural is aware of the unpainted balcony walls in unit 301S, broken railing glass panel in unit 305N and these items are on the punch list. Holes remaining from the removed storm shutters tracks under widows of unit 1208N have been addressed with unit owner by the property manager. It appears that the owner's will be responsible for wall repairs.

- Concern was expressed about remaining concrete splatters on the window glass in stack 2 (and potentially stack 3). Window cleaners will have no means to remove concrete. Structural will clean splatters.

In-house issues: Management update by the property manager

- Modernization of elevators in north tower is completed. Inspection of service elevator in south tower is scheduled for the end of next week. Recent interruptions in the elevator's service are resulting from the electrical work currently in progress on replacing 3 electrical panels in the south tower and one in the north tower.
- Comcast was not able to start work on the next stack in the north tower due to the presence of Structural's swing stages.
- Inspection by the Insurance Company is in progress now. Deposition is tentatively scheduled for May, 2019.
- Abatement work on the north tower hallways' ceilings could start next week by testing all floors for the asbestos presence.

Meeting adjourned at 12: 15pm.

Signed: Zina Bluband