

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes May 2nd, 2019. Meeting Started at 11:05am.

Attendees:

Construction Committee: Zina Bluband, Leonard Finkelberg, Alex Zoob

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, Andres Calvo, Maickel Zrihem
- Meeting was also attended by Unit Owners.

Agenda:

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule. Master schedule update.

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:

- Status on wall stucco repairs and painting
- Status on final inspection and.....
- 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.
- 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
- Inspection of electrical issues in units 1503N and 703S (Daniel McGrady)
- Inspection of uncompleted items (reported as completed in status of final punch list) in units 1103N and 608N (Kevin DuBrey)
- South tower wall and tiles damage inspection result (Maickel Zrihem)Distribution of GFI instructions to the owners
- Is there a punch list for the repairs of common areas damaged during construction (such as: wall on the valet overhead, service road wall separating Aquarius property from Trump, west deck tiles, etc...)?

In-house issues: Management update

- Any changes on elevators modernization completion date
- Update on Comcast progress
- Any updates on Irma Insurance claim (inspection?)
- Abatement work in hallways.
- Aluminum louvers and new beach access staircase status update when available
- Status on west pool shade.

1) Two weeks look ahead schedules dated May 2, 2019 have been provided for towers, pool, deck and garage. Planned activities will be described below. Master schedule update promised to be available for the next meeting on May 9.

2) Progress report on weekly construction activities.

South tower: Phase 1 Remaining work

- Replacement of EIFS panels and concrete repairs on south tower continues. Finish date is May 10, 2019.

North tower: Phase 2 - Status on:

- Stucco repairs and painting are done with the exception of west and east walls of north tower where work is in progress with completion rescheduled for May 24, 2019.
- Final Punch List work on stack 4 is done and Structural issued notice on this matter to the Hillman. Pending Hillman's approval of completed work stack 4 balconies and potentially one more stack (not identified during the meeting) could be released to owners for unrestricted access in the beginning of next week. Final punch list work on balconies in stacks 2, 3, 5, 6, and 7 should be completed by Friday, May 3 and the notice on unrestricted access will be send to Hillman for approval and reconciliation of the work done. Summary of final punch list status is as follows: 19 units still in need of inspection /repairs; 112 are ok, 3 units with no access.

Pool deck/pool:

- **Pool** was open for residents use on May 1, 2019.
- **Deck** was open for residents use on May 1, 2019. Pavilion's roof crown moldings will be completed next week.
- **Seawall** is completed.
- **Work on upper landing** and restoration of current staircase is in progress. Structural is waiting for the directions on beach stairs landing rails, with planned completion on May 13, 2019.

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

- Most of 19 units in need of repairs on final punch have some power outages. Property management and Structural are currently addressing this issue including cost of interior repairs that may be needed 2nd time after final electrical repair is done.
- Daniel McGrady of Structural inspected units 1503N and 703S for the electrical issues. Electrical problem and potential interior damages in unit 1503N are going to be addressed during the meetings between the Property management and Structural as mentioned previously. Unit 703S does not have double tapped circuit wiring, only empty slots for circuits that have to be covered by the blanks (by the owner).
- Inspection of uncompleted items (reported as completed in status of final punch list) in unit 608N was conducted by Kevin DuBrey. Owner was advised to talk to the windows and door vendor in regard to the door problems. It appears that vendor took care of this issue. Waterproofing finish on the balcony was not discussed, but this item is still on the final punch listfor this unit. Inspection of unit 1103N door problems will be done by Kevin on Friday.
- South tower damaged wall and lower lobby tiles at the entry to the building were inspected by Maickel Zrihem of Structural after the last meeting. Cale Delany will take another look on it today.
- GFI instructions could be distributed to the owners today.

- Concerns about any damages of common areas that may or may not be a result of construction activities should be forwarded to the Property manager with the photo if possible. Property manager does have a punch list associated with the common area work.

In-house issues: Management update by the property manager

- Inspection of service elevator in south tower is today.
- Comcast completed stacks 6 and 7 and is moving to stack 5 on Monday.
- Inspection by the Insurance Company is completed. Deposition is scheduled for May 14, 2019.
- Abatement work on the north tower hallways' ceilings will start in the end of May.
- Meeting was held on Monday with the potential vendor for aluminum louvers on the east pool deck and possibly for shade on the west pool deck.
- GFI and cover on the balconies will be installed by the association.
- Conversion of the temporary beach access from the south tower storage room to the permanent one will be handled by association.

Meeting adjourned at 11: 55am.

Signed: Zina Bluband