

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes May 9, 2019. Meeting Started at 11:05am.

Attendees:

Construction Committee: Zina Bluband, Sharon Smith, 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

- Work on upper landing and existing staircase (planned completion date)

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

- Power outage status
- Inspection of uncompleted items (reported as completed in status of final punch list) in unit 1103N (Kevin DuBrey)
- South tower wall and tiles damage inspection result (Cale Delany)
- Distribution of GFI instructions to the owners
- Items to be included in the punch list for the repairs of common areas.

In-house issues: Management update

- Inspection status of south tower service elevator (from last Thursday)
 - Update on Comcast progress
 - Any updates on Irma Insurance claim (when available)
 - Information on abatement work in hallways (when available)
 - East deck aluminum louvers and west pool shade update (when available)
 - Information on permanent beach access from the south tower storage.
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1) Two weeks look ahead schedules dated May 8, 2019 have been provided for towers, pool, deck and garage. Planned activities will be described below. Master schedule update dated May 8 has been provided and the completion date of construction project is planned for June 6, 2019.

2) Progress report on weekly construction activities.

South tower: Phase 1 Remaining work

- Work on south tower EIFS panels planned to be completed by May 21, 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.
- Summary of final punch list status is as follows: 11 units still in need of inspection /repairs; 121 are ok, 3 units with no access.
- Stacks 2, 3, and 4 balconies have been released to the owners for unrestricted access as of May 3, 2019. Next balconies to be released are in stacks 5 and 6 with the release date of balconies in stack 7 TBD. Release of balconies does not indicate that the final punch list on all units is completed, but because remaining work does not constitute safety issues the release was possible.

Pool deck/pool:

- **Work on upper landing:**

Upper landing concrete was poured and the curing process should be completed by Monday. After this the Structural will start installation of hand rails with the completion of this phase scheduled for May 19, 2019.

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

- Currently there are 10 units in north tower with the issue of power outage. Most of these units are in stack 3. 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. The request was made to expedite this issue resolution, since a lot of owners are waiting for the long time by now for closure on this matter.
- Inspection of unit 1103N door problems was done by Kevin DuBrey. The power outage in this unit is on the final punch list.
- South tower damaged wall and lower lobby tiles at the entry to the building were inspected by Cale Delany last Thursday. He is looking for the records on pre-existing conditions in this area.
- GFI instructions have not been distributed to the owners yet. Adrian is attempting to provide owners with the potential electrician capable of completing the job.
- Garage completion date is now May 13, 2019.
- List of items to be included in the punch list for common areas will be forwarded to Adrian for consideration and reconciliation with already existing list he keeps.
- Bathroom door in the south tower deck access looks damaged (photo was provided to the Structural). Structural will inspect.

In-house issues: Management update by the property manager

- Inspection of service elevator in south tower was rescheduled to Wednesday, May 15, 2019.
- Comcast is moving to work on stacks 2 and 3 from Monday May 13 through Thursday May 16.
- Deposition on Irma claim is rescheduled for May 30, 2019.
- Abatement work on the north tower hallways' ceilings will be subject of the meeting to be held on May 16 with the town hall meeting to explain the process tentatively scheduled for May 30, 2019. If all goes well, the abatement work will start on June 3, 2019.

- Contract with the vendor for aluminum louvers on the east pool deck, west pool deck and the restaurant was signed and the vendor will need about 2 months to complete the job.
- Conversion of the temporary beach access from the south tower storage room to the permanent one will be handled by association with the date and design TBD.
- Request was made to place more umbrellas on the east deck for sun protection.

Meeting adjourned at 11: 55am.

Signed: Zina Bluband