

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Meeting Minutes November 7, 2019. Meeting Started at 11:15am.

Attendees:

Construction Committee: Zina Bluband, Sharon Smith, Leonard Finkelberg

Members of the Board of Directors: Buck Gupta, Paul Finfer

AP Management: Melissa Bello, Interim Property manager

Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey, Daniel McGrady
- Structural Preservation Systems, LLC (SPS): No- show

Agenda:

1) 40-year certification compliance activity:

- Status on closeout agreement.
- Results of October 24 inspection by Hillman's inspector and Structural of rust problems in the pool, panels and door hardware, and pool lights.
- List of safety issues for association to complete.

2) Management update on:

Construction issues.

- Progress on electrical repairs to the balconies lights fixtures and GFIs.

In-house issues.

- Any updates on Irma Insurance claim (when available).
- Aluminum louvers estimated completion date.
- Comcast work.
- Outdoor fountain.
- Service road security booth.
- 3 sconce light fixtures on the valet level (potential warranty issue?).
- Landscaping on the west area of north tower.
- Status on the scope of work for the hallways renovation.
- Next meeting.

Buck Gupta introduced Melissa Bello as interim property manager to fill in for Adrian during his absence.

1) 40-year certification compliance activity:

- Kevin DuBrey of Hillman provided punch list of 151 items. Some items are completed, some disputed and approximately 41 items on the list are responsibility of association to complete. Hillman and Structural will have meeting next week to discuss disputed issues and the time line for completion of items that have been agreed to by all parties.
- Inspection of what appears to be rust in the east pool, rusting hardware on glass panels and door, and inside the pool light fixture loose from housing was completed. Hillman's inspector concluded that the light fixture does not represent the safety issue and Structural will fix it. No decision on the rust spots in swimming pool. Hardware specifications will be checked. If

the hardware material is designated as proper for coastal environment, the maintenance to prevent rust will be suggested. If the hardware material selected is not appropriate for coastal environment, the hardware must be replaced.

- Short list of safety issues required completion by association for certification compliance will be provided by Hillman to Melissa next week. Melissa will forward this list to the construction committee for informational purpose.
- Hillman is looking for replacement of rusty metal brackets supporting granite countertops in the pavilion area. The existing brackets are not suitable for coastal environment.

2) Management update on: Construction issues.

- Electrical repair are completed on all units but two. Owners have furniture pieces obstructing access to the power outlets. Owners have been contacted to resolve the access problem. Once power is restored, GFIs will be taken care off.

In-house issues.

- No updates on Irma insurance claims.
- Aluminum louvers on east pool, restaurant and west pool likely to be completed in the next two week pending inspection. The concern was brought up about absence of a shade under the east pool structure. We will monitor shade area under the structure and its movement due to the changes in a sun angle during winter and summer months. If during monitoring it is discovered that the structure does not provide sufficient shade, this issue will be addressed again.
- Comcast basically completed exterior work with the exception of few cables that have to be covered. Comcast will not paint boxes on the west and east walls of north tower in white because their boxes coated with special paint.
- Outdoor fountain was inspected and water flow over the granite wall is better. However, due to the tiles placed on the top of wall at each end the water is not flowing over the end columns on each side. It very likely resulted in mineral deposits on granite wall. The suggestion was made to remove the tiles restricting the water flow from the top, since they have never been part of the original design and to clean mineral deposits on the wall.
- Service road security booth is open during the morning hours. It will take time for the contractors to break the habits of entering buildings through the lobby as they have done for the last 3 years. Security is following instruction not to allow contractors entry to the lobby area. To do away with the use of passengers' elevators by the contractors no more than one contractor should be scheduled for the use of service elevator for specific time frame. There are numerous instances when contractors use passengers' elevators by assuming that protective covering allows use of these elevators for deliveries and disposition of debris.
- Apparently 4 scones light fixture on the valet deck are not functional. New light fixtures similar in design appearance will be purchased and installed.

- Landscaping on the west area of north tower was discussed. Committee research on the planning for A1A construction between the Hollywood Beach Blvd and the Hallandale beach Blvd discovered that FDOT planned projects from 2019 to 2024 do not mention any A1A street work. The planned street projects include I95, 441, and the city of Hollywood side streets. Therefore, it appears unreasonable to plan completion of Aquarius landscaping using unsupported information on A1A construction that is not likely to happen in the next 5 years. Paul Finter mentioned that he has some flyer supporting plan for street work on A1A. Request was made to produce this flyer for informational purposes and determination of how long we will have to address this issue. Obviously after significant investment in the appearance of Aquarius property it is desirable to complete landscaping that effect this appearance in the nearest future.
- The designer for hallway project has not been selected yet. In addition to the designer, the licensed electrical contractor must be selected to address the issue of electrical fixtures in the hallways not being compliant with the current building code.

Next Construction Committee meeting will take place on November 21, 2019.

Meeting adjourned at 12:10pm.

Signed: Zina Bluband