

## **AQUARIUS CONDOMINIUM ASSOCIATION**

### **Construction Committee Meeting Minutes December 5, 2019. Meeting Started at 11:15am.**

#### Attendees:

Construction Committee: Zina Bluband, Sharon Smith, Leonard Finkelberg, Alex Zoob

Members of the Board of Directors: Buck Gupta

AP Management: Adrian Paredes, 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 Structural punch list (agreement and schedule).
- Status on shattered glass panels on the balcony's railings (units 803N, 1203N, and 1405S).

### **2) Management update on:**

#### **Construction issues.**

- Status on electrical issues to be addressed by the Association for electrical compliance (work was planned to start on Monday, November 25).

#### **In-house issues.**

- Any updates on Irma Insurance claim (when available).
- Comcast work.
- Outdoor fountain.
- Status of landscaping on the west area of north tower and the contract for irrigation system repairs.
- Status on the conceptual design for hallways and scope of work.
- Different floor finishes on the floor of passengers elevators in the south tower.
- Next meeting.

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### **1) 40-year certification compliance activity:**

- There is no agreement on the final punch list, but the Structural will resume work on the punch list items - primarily painting. Updated status on the agreement and schedule for completion of the punch list will be presented and discussed when it becomes available.
- On December 10, 2019 Hillman will have meeting with the POMA Company (manufacturer and supplier of the glass panels and beach access door). During this meeting the shattered glass panels in balcony railings of 3 units and the glass door issues on the east deck are to be discussed. The outcome of this meeting will be available for the next construction committee meeting on December 19, 2019.

### **2) Management update on:**

### **Construction issues.**

- Work on electrical compliance items started on November 25, 2019. Electrical work in common areas will be conducted by the Aquarius maintenance team. The list of specific electrical deficiency items associated with each individual unit was forwarded to the respective owners by the property manager. The list contains cost to get each non-compliant item into compliance.

### **In-house issues.**

- The tentative agreement on Irma Insurance claim was reached between the Association and Insurance Company. The agreement is pending review by a legal team and the sign off on the dollar amount. Hopefully details are available for the next meeting.
- Comcast promised to resume work on remaining items today or tomorrow.
- Work on outdoor fountain shall be done today.
- Contract for the irrigation system on west area of north tower has been signed. Landscaping on the west of north tower will be done after the irrigation system is completed.
- Designer's work on the conceptual design of hallways is in progress. With the Holiday season approaching, the information on the status and timing of this project will likely be available by the middle of January.
- One of the passenger's elevators in south tower was delivered with the incorrect floor finish - matte instead of gloss. To correct this problem the management is addressing this issue with the contractor and the floor will be changed.
- Other issues: New passengers' elevators must be cleaned at the baseboard level. Suggestion was made to place notice on the outside of the passengers' elevators doors stating that all deliveries, shopping carts, strollers, dogs and residents returning from the beach/pool are to take service elevator. We have to preserve new elevators that cost us a "small" fortune. Possibility of town hall meeting on December 19 with the Premier elevators representative to address residents concerns about persistent problems with new elevators was discussed.
- **Next Construction Committee meeting will take place on December 19, 2019 at 11:00am.**

Meetings adjourned at 12:10pm.

Signed: Zina Bluband