

AQUARIUS CONSTRUCTION COMMITTEE MEETING

August 24, 2016

Kevin DuBrey, Hillman Engineering

Andrew Dicesare, Hillman Engineering

Buck Gupta, BOD

Cecilio Berndsen. BOD

Stephen Arginteanu, BOD

Alex Zoob, Construction committee

Zina Bluband, Construction committee

David Slavin AP

Farrukh Sayeed, S&D engineering

T&T Custom Design, contractors (gym bathrooms)

Also in attendance the number of Aquarius owners

Primary Issues discussed:

HILLMAN ENGINEERING PRESENTATION ON STATUS OF 40-YEAR INSPECTION

1) Balconies inspection is completed ahead of schedule. 134 units have been inspected. The detailed evaluation report should be submitted on September 20st, including the engineer's estimated budgeted cost of 40year certification compliance. The solution of accessibility for the future painting project will be presented by the contractor who is going to do the painting job.

2) Hillman confirmed that they will provide the budgeted cost for two balconies railing:

a) Metal railings

b) Glass railings

They will also provide pros and cons for each design. Since this item represents the material alteration change in the building appearance, the final selection will be decided by the owners's vote. At least, with the full information on the comparable cost, benefits, and negatives, the owners will be making informed decision.

3) Hillman will change baseline schedule for line items in the Design and Specification task.

4) As a result of electrical inspection, the pool's electrical equipment grounding was corrected and is complete. The lights inside swimming pool are expected to be completed tomorrow. Once it is done, the pool will be open for public use.

5) David Slavin is trying to schedule September 6 meeting with available Landscape architects (2-3) and 5-6 General contractors. Hillman will have to provide the scope of work to start bidding process.

6) Buck would like all board members to be present for the interviews with the contractors.

7) Hillman requested set of drawings for the Aquarius property, specifically structural drawings. David Slavin will approach former BOD members with inquiry about existing drawing. If none found, the complete set should be requested from the city of Hollywood.

8) AP arranged for the surveyor to establish legal borders of Aquarius property, specifically on the east side.

THE STATUS OF GYM'S ROOF

Original start of the project was on August 15. The contractor was waiting for HVAC units on the gym roof to arrive. HVAC units already arrived.

The permit for this job is approved by the city of Hollywood. Based on the weather forecast, heavy rains are expected for the next 10 days. The roof contractor will start after the weather cooperates, hopefully after 10 days.

THE STATUS OF GYM'S BATHROOMS

1) The attorney for the Contractor signed and approved the contract. The association attorney approved the contract and it is signed.

2) The City of Hollywood permit department asked the T&T contractor for additional information related to the fire and emergency lighting and location of the bathrooms as it relates to the overall building plan.

T&T provided information requested. On Tuesday, August 23, Farrukh Sayeed with the T&T staff took all information to the permit department to expedite this matter. They expect the permit to be approved in few days. If not, Farrukh Sayeed will be in the contact with the City of Hollywood.

Once the permit is approved, the application to transfer permit from S&D to T&T will be filed.

3) This project is schedule to be completed in 59 business days

4) The Gym will be closed for public use during the construction. T&T will provide schedule of gym closing to the BOD to be distributed to the owners.

5) T&T will also provide ASAP the samples of materials and finishes to be selected for the bathrooms.

OTHER ISSUES

1) Air conditioning in the restaurant area is not working. AP is waiting for the contractor to provide complete specification. Once it is done, BOD will vote on the contract.

2) Conditions of pavers in the valet area. Some of the pavers are damaged. Some settle down and require the addition of sand. There are oil spills on the pavers. We also have occasional water paddles in the garage area.

3) Hillman will inspect this area as a part of 40-years certification. On August 24, they met with CSI and ACG to discuss problems with valet area. Hillman is waiting for ACG engineering report addressing valet area problems and solutions.

3) The status of light fixtures in the outside fountain, lobby fountain and landscaping was discussed again. Taubeta Electric is working on the valet area lighting. Tirone Electric is working on all other lights including landscaping and the Aquarius Signs at the entry to ramp. All expected to be done in few weeks.

Meeting adjourn

Submitted August 26, 2016

by Zina Bluband