



Management Report

Week of May 23rd, 2016

Administrative:

- a. New Parking & Fob Policy: At this Month's meeting, Management has presented a policy paper detailing the proposed new Fob & Parking policy for Board review. The new Parking Policy is based on the goal of enhancing the safety and wellbeing of the Aquarius Community. Management proposes doing an audit of the existing Fobs using this new Policy. New Target is to begin implementation of fobs is after Galaxy system is installed. Parking to commence after new RFID readers installation. Fob policy has an access Hierarchy based on the following Classes:
 - Registered Residents: Owners or Legal Tenants.
 - Long Term "Permanent" Guests: Limited to immediate family.
 - Short Term Guests: Definite start and end date. Accompanied by owner.
 - Day & Overnight Guests:
 - Contractors:
 - Update: as per meeting Management posted draft policy on both the parking and fobs for membership input. One change agreed on was to include Grandchildren as permanent family.

- b. Institution of New Valet Fees. As per Board Resolution, parking rates will be raised to \$5/day and \$10/overnight with continued use of \$2.00 sticker system. Valet Vendor presented proposal to Management for new reconciliation system on 4.29. Proposal now in review. New rates will be introduced in parallel with new parking policy.
 - Update: Management met with Southern parking and Security to review implementation. Valet vendor is confident roll out will be done with few issues. Security used a similar system at other properties. Date for implementation remains June 1st.

Financial:

- a. April Financials complete and delivered to Board last week.

- b. Delinquencies. This Month's aged owner balances were reviewed by Management, as per Board Directive. Going forward aged owner balances will be reviewed by management on/about the 12th and owners given a chance to cure before sending to collections.

Operations:

- a. See Project Updates Below

- b. Expired Permit Issue: On application for Gym Bathroom Permit S& D Engineering discovered there were a number of expired permits from 2014(See Vendor & Misc.

Report from S&D on Gym Bathroom for details). The City stated no new permit would be allowed until these were closed. Management immediately contacted city to resolve. And spoke to several inspectors (See below). Management was referred to Christina Gordon to confirm how many open or expired permits needed to be cleared. Christina confirmed she could only find the two S&D had originally found and management was directed to call Chief structural inspector. Don Lambert. Management called but was unable to reach him to discuss building permit B14-104356.

- Regarding the violation V15-14481 Management was directed to contact Russel (Last name unknown) and left message at telephone given. Management will follow up initial call until resolved.
 - Regarding building permit B14-104356. Management did contact Contractor of record (A& S) and they are looking into the permit to close. Will review with them next week
 - Regarding Expired Permit P14-101976. Victor Swackhammer the plumbing engineer noted there were two unresolved issues with the PVC pipes on the Valet deck. He confirmed City would not close out permit, or allow new projects until this work was completed. Management also spoke to principal of Esquivel plumbing Partner of Herman Plumbing who said they were taken off the Job by Association. Management put ACG on notice, demanding an explanation 5.26.16 and is waiting for a reply (See email in Vendor & Misc. Report below).
- c. Review Of Pool Service/New Proposal. New vendor given verbal notification, and contract prepared with start date TBD, based on cancellation of Miami Pool Tech's Contract. The current vendor given notice of damages incurred due to their negligence (Follow up given 5.26.16) . If no substantive reply is given by next week. Notice of termination or breach will be sent.
- d. Vertilinc Integration Software systems. Integration now underway. Met with Vendor on May 5th for first phase of the integration Second Phase (Management Staff Install) was begun 5.12.16, to be completed early next week. Tops original database was manually updated (Completed on 10th). Data from Athome.net and Tops uploaded. Data uploaded includes all telephone, email and vehicle information. Update; System will be ready within 48 hours of Galaxy activation. Training for Office and management to be scheduled next week.
- e. Elevator Inspections: Completed. Six out of seven. Exceptions noted in report being addressed by Thyssen Krupp. Update Progress report requested last week and this week. Vendor requested a meeting but management required a full report on the progress of the violation clean up to be delivered first. Anticipate meeting with vendor next week.
- f. Paver Repair on West Pool Deck & Valet Deck Paver Modifications; Bid from All Seal Exteriors was received to remove and reset the West Pool Pavers. It included proposal on the valet deck to convert the third Handicapped space into two regular spaces. Proposal Presneted to Board. Cost: \$2950 Hollywood Stone: In addition with the help of one of our Committee members, contact with Hollywood Stone was reestablished to make one more attempt to resolve the paver issues amicably. Manager & Committee member met with Vendor last week. Proposal was promised but as of yet has not been received.

Update: As per Construction Committee and Board Conduit this project will be postponed until valet deck permits is closed.

- g. Insurance Renewal: Management met with Advances Insurance Underwriters to review proposed insurance renewals. Despite the 13% increase in the common area appraisal (to \$53,510,824.00), the association will realize a large reduction in insurance costs of \$33,210.03 (\$462,428.41 (2015) - \$429,218.38 (2016)) at the same or better coverage. Board was in consensus to accept and pay based on premium financing agreement presented.
- h. Aetna Restaurant: Eviction: Restaurant was investigated this week because of complaints about smells of rotting food. Unit was abandoned. On calling tenant, tenant informed management they were out of town for a week. On directive of Board, Management prepared a letter declaring Association was enforcing the abandonment provision of lease and retaking possession. Draft was sent for approval to legal committee and then to Attorney. Letter will be mailed after attorney review and revision.

Personnel/Lifestyle:

- a. Pool & Beach Service: Board approved transfer of current Pool service to ASI. At meeting Board approved service based on a full time Attendant (40 Hours) who would be utilized at both pool and for additional housekeeping (24 + 16 Hours respectively). Service to be spread out and covered by new Attendant and existing ASI personell for maximum coverage of our pool needs. ASI to be fully responsible for the upkeep and appearance of both pools, beach and all associated patio furniture and equipment. Management also investigating the introduction of a dedicated Pool/Cabana Vendor at a later date. Proposal from prospective vendor Boucher Brothers pending and will be presented on receipt.

Monthly Project Update Report

May 23rd, 2016

▪ Valet Deck:

- General Contractor (GC): Construction Specialists Incorporated (CSI).
- Engineer: ACG Engineering Services (ACG).
- Landscape Architect: Michael Pirich.
- **Status: Valet Deck Opened Monday, April 4th. Project Concluded with Permit to be closed on completion of lighting component.** CSI received payment on the two last invoices and will inform Association of final inspection after closeout of Lighting.
- Outstanding Items:
- Electrical Lighting: Status: Majority of Garage lights complete, with the two fixtures and Pole light to be completed by end of month. Placement of Electrical boxes for remaining lights possible issue in discussion .Also question of mounting pole to meet storm requirements. If additional work required (Outside orig. Scope or Warranty) another GC, besides CSI will be engaged to correct. S& D engages to give a proposal to look into the engineering component of pole. Issue of whether this was covered by ACG. Management sent ACG a request to produce the drawings 5.27.16. Final inspection to follow completion. See Vendor & Misc. Reports below for Tau Beta's report on all projects.
- Outstanding Items (on Warranty):
 - Fountain Leak & Damaged Drain Grates: Initial Work to correct fountain leak and grates on valet deck was completed. (Original collars installed on Valet Deck were pedestrian grade, not auto as required). Issues with Grates on West Pool deck also brought to CSI's attention and were reportedly corrected. Management asked S&D engineering to inspect and evaluate the quality of the work. CSI acknowledged to Manager that 7 more drains were defective and were scheduled for correction. Management reminded CSI this week the work still not fully done. See Vendor & Misc. Reports below.
- Post Permit Modifications:
 - Additional items being considered: Install of 5MPH speeding sign, Traffic arrows, Install of secondary ramps to allow wheelchair access direct to front door, install of awnings over handicapped ramps now exposed to weather. Sign pole over curbs prone to being bumped. Another item Weight limit and 'No Trucks or Ambulances' sign on Ramp, is already being researched which started with a Management Request for the data from ACG for an opinion on weight limit. A reply was received, but the Answer given was insufficient and Management requested more. No answer was received.

▪ Lobby Renovation:

- General Contractor (GC): OAK Group, Inc. (DBA Imagine Repair & Renovations).
- Interior Decorator: Nadine Greenstein.
- Mechanical Contractor: VMech Mechanical Contractors
- Plumbing Contractor: Herman's Plumbing
- Security Cameras: Alarm One
- Desk Install: D&B
- Front Desk/Lobby Infrastructure Mobilization: Ideal Tech Solutions (ITS)
- Marble: Classic Marble

- Sliding Door Repair: Commercial Door & Gate.
- Sound System: Beta Tau Electric
 - **Status: Lobby Opened Monday, April 4th, permits closed. Relationship with Oak Group concluded.** Oak Group visited management office and after signing of a general release was given their final payment, minus amount set aside for incomplete punch list items.
 - Intercom System; Lobby complete Beach to be complete Pedestrian gate to be completed.
 - Lobby Access Doors and Fob Readers. All complete except troublesome N Tower operator, recurring issues with this Door reported to Commercial Door and Gate (CDG) for Correction. CDG came out two weeks ago and discovered the activation of the door had unearthed a defective motor component; a rev counter. Replacement of motor was required and was ordered. Update: On arrival last week North door was working. So replacement was not considered necessary. Ideal Tech was contacted to finish connection of Fob reader. But mechanical component again gave trouble and Commercial door and gate was scheduled to come out and addressed again next Tuesday
 - New Access Software. Galaxy Access systems: Project well under way. Galaxy component should be completed next week. RFID component will also be under way.
 - Security Cameras:
 - Original work (Phase 1) Completed. Final Payment processed.
 - Phase 1.5. Replacement of 10 pre-existing cameras began this week. Estimated completion date next Thursday. Cost: \$3,070.
 - Additional Cameras (Phase 2): Status- On Hold. As per decision at April Board meeting is on hold until the requirements are more correctly deduced. Item also linked to Material Alteration Issue, also on hold.
 - Sound System Installation: Project nearly complete. Vendor scheduled demonstration for Next week. With final walkthrough to follow soon after.
 - Lobby Air conditioning System - Issues with Debonair: Thermostats installation mostly complete except for several small issues that came up on installation to be corrected on parts arrival. Third Kitchen leak was repaired. Debonair completed insulation. Follow up on Thermostats was required when several units did not regulate temperature (Bar Area). Change order presented. Proposal on thermostat change order was approved last week and sent to vendor. Vendor contacted 5.18.16, and earlier this week on status of bar and on the scheduled date they would return and complete above and finish work. Reply not yet received.
- **Air Conditioning Upgrade:**
 - Vendor: VMech Mechanical Contractors
 - Engineer: Don M Austin
 - Status; Deposit tendered. Equipment on Order. Project underway
 - Contract Execution on January 7th.
 - Kickoff Scheduled 1/11/16 (Complete)
 - Submittals completed week of 1/18/16
 - Final Mechanical Approval (Complete)
 - Permit Fee paid on receipt of Deposit. Tentative Project Schedule from VMech presented.

- Proposed Isolation Valves. South Tower was done at same time as Condenser Water Pump retrofit project in late February. North Tower isolation valve install also complete.
 - Equipment Delivery: **Projected delivery of air handlers and condensers in early June.**
 - Roof Install –Projected Installation to begin no earlier than second week of June.
 - Completion Date: Exact date pending.
 - Hall HVAC Projected down time during installation 2 weeks. Note: This will not affect unit owner A/C units. As a precaution against mold in corridors, each building to be sealed.
 - Pre-Construction Phase Meeting: Management had a meeting with VMech to review plans to insure a smooth operation. Requested definite start date on Crane and beginning of Construction Phase. Update request sent 5.27.16.
 - Engineering Proposals On Ancillary Work: Two proposals received from Engineer. Were presented to Board at meeting. **Were re-presented to Board today for review.**
 - Study to reconsider the layout of the Tower water pumps to allow a backup to be installed.
 - Sound deadening measures to lower vibrations and noise reported on top floors.
 - Lobby HVAC System Assessment & RFP (Request for proposal). As per Recommendation of Construction Committee RFP is being sent to VMech and Service America. Invitation also posted to Membership (No responses were received). VMech inspected last week. Service America inspected this week to present a comparative proposal. Service America will also present a proposal for service.
- **Forty Year Recertification**
 - Engineer: TBD
 - GC:TBD
 - Status:
 - Engineering Review of Finalists: Phase I of project awarded to Hillman Engineering. Contract negotiations almost complete Award of subsequent Phases to be determined.
 - Update: Management and Board representatives met with Hillman engineering to finalize contract for Phase One to determine scope of work. On receipt agreement will be submitted for attorney review to be completed in 1-2 weeks. First step on approval will be the schedule of inspections. Anticipate minimum of 20% of units to be inspected. Management to coordinate and give members notice week prior to inspection.
- **Gym Bathroom Project:**
 - Engineer: S&D Engineering & Construction
 - GC Candidates: Robmar, T&T Construction and Ocean Construction plus 1-2 more additional, TBD
 - Status:
 - Final revisions restating plumbing work to be delivered to Association early next week. To be reviewed by Board and Chair of the Construction committee.
 - After review, Bid packages to be sent out to Robmar (Original Bidder) and one to Ocean Construction, T&T construction, and 1-2 others.

- **Gym Roof Project:**
 - Engineer: S&D Engineering & Construction
 - GC: Best Roofing
 - Status: Best Roofing chosen at May Meeting. Request for formal contract given. Contract received early this week. Was reviewed by Association Engineer. Now under review by new association Attorney (Katzman & Garfinkel).
 - Projected timeline each phase :
 - i. Permitting: complete 10 days after Execution
 - ii. Mobilization: complete 10-15 days after Permit
 - iii. Construction: completed 30 days after Mobilization
 - iv. Penalty Clause to be inserted to enforce timetable

- **Bar Code Readers for North, South and West Parking area Gates:** Ideal Tech Solutions (ITS) presented a proposal on the installation of Bar code readers instead of transferrable clicker or card systems. Proposal received and reviewed by management and revised to include West Parking area as well as North and South Gates. . Project Approved Vote 3 votes in Favor. But several questions from Vice President were relayed to vendor to answer which they did. As a precaution another vendor (Alarm One) and Management conducted research to verify price of RFID antennae. Update: Other vendors price was rejected by Vice president as much higher bid (\$11,000+) Vice President agreed to move forward with ITS proposal. ITS sent email to inform board of manufacturer credentials(See Vendor Misc. Report).

- **North Tower Garage and receiving Door Issues.:** Continuing access door issues began to be addressed when several representatives from Automatic Entrances visited. They reported having some issues with Manufacturer of Panic Bar, but pledged to correct. On Friday a technician came by to correct, making some repairs to door at receiving, until another issue with the Fob Reader was discovered. Management contacted Ideal Tech solution to set up a meeting next week with both vendors to discuss. Tech also made a partial repair to garage entry door, which is now locking. Vendor Rep reported they will be out early next week to coordinate with Ideal Teck on Fobs and repair issues with panic bar also. Update. Most issues seem to have been addressed. Management requested status report to confirm all repairs were made.

- Electrtical Bids, Fountain Lights and Switches, Landscaping and others. Tirone electric provided proposal on supplemental lights to Valet Fountain, Lobby fountain, Light to pedestrian gate, lights along A1A (Repair or total replacemnt existing plus five lights on palms), Street lamps replacement. Proposal received and presented to Board. Items approved were submitted to Tirone for new proposal based on those approved. As per Board work on these projects to only commence after work by Tau Beta is completed. In comstruction committee the lighting to pedestrian gate was added. (See Vendor & Misc. Report for items approved)

Vendor & Misc. Reports

May 2nd, 2016

VENDOR REPORTS

VALET DECK – Closeout of Permit Anticipated after Lighting project is completed.

Email to ACG/CSI on expired Permits

From: David Slavin
Sent: Thursday, May 26, 2016 2:50 PM
To: ANDY CAICEDO; Wallace L. Frigon Sr.
Cc: William Coleman; Bhagwan 'Buck' Gupta (); Cecilio-Augusto Berndsen ()
Subject: FW: Aquarius Condo Assoc. Open Expired Permits 2014---Valet Deck.
Importance: High

Dear Andy & Wally,

Please see attached on several expired permits. One in particular (B14-104356) deals directly with the PVC pipes on the Valet deck. City Inspectors Alan Corriveau and Victor Swackhammer also had a number of comments (See below)

Please answer all of these questions. Please also note the last inspection on this was done in March 2015, when both you and CSI were on site. Yet, the work on the Bollards for the PVC was clearly not done, and the permit expired. The city said I should bring this to the attention of the Engineer of record.

Please explain. My question what was done, and if not why you did not address?

We need all outstanding items cleared up.

David Slavin, LCAM
Property Manager

From: Victor Swackhammer [<mailto:>]]
Sent: Thursday, May 26, 2016 1:47 PM
To: David Slavin
Cc: Alan Corriveau
Subject: RE: Aquarius Condo Assoc. Open Expired Permits 2014

Hello David,

Below is the code section for the exposed pipes in the parking areas.

Victor Swackhammer
Plumbing Plan Reviewer, Plumbing Inspector
City of Hollywood
(954) 980-2507

FBC PLUMBING SECTION 505.7 Components of a plumbing system installed along alleyways, driveways, parking garages or other locations exposed to damage shall be recessed into the wall or otherwise protected in an approved manner.

From: David Slavin
Sent: Thursday, May 19, 2016 4:17 PM
To: 'vswackhammer@hollywoodfl.org'
Cc: acorriveau@hollywoodfl.org
Subject: FW: Aquarius Condo Assoc. Open Expired Permits 2014
Importance: High

Dear Victor,

Below is the original email I sent to Alan.

I have pasted below his reply. We would like to clear up all the expired invoices so we can move forward on our Gym Bathroom Project. Any assistance you can provide is greatly appreciated. If you would like to come by the property I would be happy to show you around.

Good morning David;

Victor was the last inspection on 3.27.15 his comments are below;

*NO APPROVED AS-BUILT ON SITE.
WHAT ABOUT THE POOL RESTROOMS THAT WERE REMOVED?
SHOW THAT FLOORS WHERE PVC REPLACED CAST IRON FROM THE PARKING GARAGE
BELOW ARE NOT FIRE-RATED OR SHOW FLOOR RATINGS AND INSTALL FIRE STOPPING
ACCORDINGLY.
SECURE THE CAP ON EXISTING SEWER STACK.
INSTALL PROTECTION FROM VEHICLE TRAFFIC.
I will need you to contact Victor @ 954-890-2507 this morning so he can let me know where your job
stands in relationship to the last comment. Then let me know. Thanks*

David Slavin, LCAM
Property Manager

CSI on Last week's leak:

From: Javier Hermoza []
Sent: Monday, May 23, 2016 9:18 AM
To: David Slavin; Wally Frigon; Andres Caicedo; Domingo David
Cc: Bhagwan Gupta; Cecilio-Augusto Berndsen; William Coleman
Subject: RE: New leak from expansion joint between 257-258

Good morning,

Per my visit last week at the Aquarius Condominiums regarding a leak through the expansion joint, I was able to perform a water test around the area David pointed out onsite and I have attached pictures (IMG 5838 & IMG 5841) which show the exact location where the water is going through and it clearly shows a spall on building's side.

Also, images (IMG 5846 & IMG 5847) show the balcony which is above the spall by the North Building. Here we have the same scenario as the balcony located on the South Building where repairs need to be performed in the balconies.

Thank you and have a great day

-----Original Message-----

From: David Slavin [[net](#)]
Sent: Wednesday, May 18, 2016 2:50 PM
To: Wally Frigon; Andres Caicedo; Javier Hermoza
Cc: Bhagwan Gupta; Cecilio-Augusto Berndsen; William Coleman

Subject: New leak from expansion joint between 257-258
Gentleman. Here is another leak from expansion joint from today's rain. Please address

West Pool & Valet (Handicapped) Paver R&R: Drains Inspection & Warranty

From: Wally Frigon [mailto:
Sent: Tuesday, May 17, 2016 3:47 PM
To: David Slavin - Manager; Javier Hermoza
Subject: RE: West Pool Paver R&R: Drains Inspection

Thank you David,

The difference in the West deck is the BOD elected to use the PVC collars to save money. That was acceptable because it is only pedestrian traffic. With the Valet Deck and the vehicular traffic the PVC Collars would not work.

We will be there to inspect and address any issues that are our responsibility.

Wallace L. Frigon Sr.
Principal
CONTRACTING SPECIALISTS INCORPORATED

From: David Slavin - Manager [m]
Sent: Tuesday, May 17, 2016 12:15 PM
To: Wally Frigon <>; Javier Hermoza <
Subject: RE: West Pool Paver R&R: Drains Inspection

Understood Wally, but as you know we have had the collars on some Valet Deck grates replaced twice in just the last few weeks. That is why I want you to check the West Deck

David Slavin, LCAM
Property Manager
Aquarius Condominium Association, Inc.

From: Wally Frigon [
Sent: Tuesday, May 17, 2016 7:01 AM
To: David Slavin - Manager; Javier Hermoza
Subject: RE: West Pool Paver R&R: Drains Inspection

David,

We will be glad to assist and attend in the walk through, however, please note that all drains were perfectly operational and functioning when the West Deck was turned over for use. Also several punch lists had been performed and signed off of prior to the completion of the deck.

CSI SE will always continue to stand behind our work and make sure everyone is satisfied.

Wallace L. Frigon Sr.
Principal
T/ 508
453 South Main Street / Attleboro, MA 02703
CONTRACTING SPECIALISTS INCORPORATED

From: David Slavin - Manager [t]

Sent: Monday, May 16, 2016 5:46 PM
To: Wally Frigon < Javier Hermoza <
Subject: West Pool Paver R&R: Drains Inspection
Importance: High

Gentleman,

We will likely be doing a replacement and reset of select pavers on the west pool deck. Much of those are around the drains. Several drains are clearly not working correctly. Before commencement we would like you to walk the site with our vendor to detect and correct any deficiencies in the drains that may be found.

Please advise if this is consistent with your Warranty provisions.

David Slavin, LCAM
Property Manager
Aquarius Condominium Association, Inc.

LOBBY - Closeout of Permit Completed

Receipt of Best Roofing contract (S&D Comments received back, Now in Atty. Review)

Engineering provision (timetable recommended and penalty clause) already discussed:

From: David Slavin
Sent: Wednesday, May 25, 2016 6:42 PM
To: fsayeed@
Cc: William Coleman; Bhagwan 'Buck' Gupta)
Subject: Best Roofing Contract

Dear Sayeed,

As per our discussion, please kindly see draft contract just received from Best Roofing.

I discussed timetable for project with Mike Fleet (Permit w/in 10 days of execution, 10 day mobilization, 30 day to complete) and he generally agreed with that timetable. Penalty clause of \$500/day I left for later. I have not had time to review but will do so tomorrow, and look forward to your comments. On receipt of same we will then forward to our attorney.

Please also advise on the recommended timetable for the mechanical component.

Thank again for all your hard work.

Kindest Regards

David Slavin, LCAM
Property Manager
Aquarius Condominium Association, Inc

ITS reply to Board questions on RFID system Manufacturer:

From: Ideal Tech Solutions [mailto:ma]
Sent: Monday, May 23, 2016 9:44 AM
To: David Slavin
Cc: Cecilio-Augusto Berndsen (); Bhagwan 'Buck' Gupta ()
Subject: RE: RFID Project - Request Info on Manufacturer and Product comparables

Morning David,

As per our conversation, Maxtek is a very reliable and reputable manufacturer. They are becoming the leader in RFID solutions in today's industry. They are one of the only manufacturers that provide a 1 year unconditional warranty on their products. You are not the first condo to install these antennas as they are installed in almost 100 properties in South Florida.

They have established a long term distribution relationship with the largest gate/access control supplier company which is Controlled Products. Controlled Products is a multi-million dollar distributor with over 30 warehouse locations worldwide. They have a zero tolerance and they just don't add any company's line of products to their product lines. Here is the website of the distributor:
www.controlledproducts.com.

As mentioned, we have access to other more expensive antennas like Transcore which is also the same manufacturer of some of the sunpass lane antennas. They are also distributed through Controlled Products and our cost on average for one antenna is \$4000+. That is not the msrp which is almost 50% more.
Hope this helps...Best Regards,

Ideal Tech Solutions
Chadd J. Smith-CEO

ITS reply to Board questions on RFID system:

From: Chadd J Smith [mailto:manag]
Sent: Wednesday, May 11, 2016 7:15 AM
To: David Slavin; William Coleman
Subject: RE: New Proposal On RFID Antenna (Non Transferrable) reader System

Morning David,

Unfortunately we do not compete with online products. We only purchase from local authorized USA dealers. This protects Ideal Tech Solutions and Aquarius in any warranty or tech support claims.
Also the product quoted is not available online and only distributed locally. I don't think Cecilio is comparing the correct RFID solution.

Aquarius is receiving a bid to install three RFID antennas under \$2500 each with a new Galaxy reader board. Normally this project is valued at \$9000 which would have included labor and material.
As per the estimate, we are covering the labor/material installation cost under the Galaxy upgrade. This offer will only be available until the proposed expiration date.

I noticed a typo in the estimate as it didn't say 3 RFID antennas in the heading it only said 2. Please see attached revised estimate with corrected heading; the pricing is still the same.

As for the West RFID gate:

- All permanent residents should get a RFID tag whether the permanent sticker or the portal RFID credit card size tags (mostly for Valet)
- An IP addressable intercom can be installed at the West gate seeing that there is now a network connection at the West Gate.

This unit can be installed for security to see the guest and let them in as well. This will be primarily for contractors and nurses.

Best Regards,

Tirone Electric Proposals, items Approved:

Items Board approved on **are highlighted.**

- 1) Supply and install new LED light located at South pedestrian gate.....\$480.00 (Approved post meeting at construction meeting 5.26.16)
- 2) Supply and install new timer for the lobby fountain light.
Deluxe:
.....\$3,300.00-----
-----→ Revision Requested.
- 3) Supply and new lights for the valet fountain.
Basic:.....\$1,200.00
Deluxe:.....\$1,800.00
- 4) Supply and install new (mean of disconnect) switch for the valet fountain.
.....\$280.00
- 5) Supply and install (12) new Led landscaping lights to replace the damaged ones with new mighty post, located along
A1A.....\$3,200.00
- 6) Supply and install (5) new LED landscaping lights to project upward adjacent to the new palm trees, located along
A1A.....\$1,180.00
- 7) Will repair/remove any unsafe electrical
installation.....\$400.00→ This is for cleanup of
landscape lighting on A1A
- 8) Supply and install (12) new LED light fixtures located at the large planter at the valet deck,
(6) on each
side.....\$4,080.00
- 9) Supply and install (3) new street post lights (fixtures only) located along
A1A.....\$800.00
- 10) Will provide a timer for the new lights on the valet deck planter.
- 11) Restoration of the landscape is not included.
- 12) Permits and inspections are not included.
- 13) All work will be performed in a workmanlike manner per NEC (National Electric Code) 110.12.
- 14) All work to be performed Monday-Friday during normal business hours 8AM-4:00PM.
- 15) All materials and labor is warranted for 12 months of install. Any damage due to Mother Nature or vandalism is not warranted.

Valet Services: Meeting with Southern Parking to review of proposed reconciliation procedures:

From: David Slavin
Sent: Wednesday, May 25, 2016 2:19 PM
To: Bhagwan 'Buck' Gupta (); William Coleman
Subject: Chits Amount
Importance: High

Dear Buck & Billy,

I just got out of my meeting with Joe and Southern Parking. Steve is confident the transition will run smoothly.

Just to confirm: we are keeping the cost to unit owner for the chits the same. That is a unit owner will give one \$2.00 chit for day, and two \$2.00 chits (\$4.00) for evening. The rate increase will only apply to cash transactions.

Kindest regards,

David Slavin, LCAM

Daytime Rover:

From: Joseph Paez [mailto:jpaez]
Sent: Wednesday, May 25, 2016 8:50 AM
To: David Slavin
Subject: Re: Daytime Rover?

Yes, we currently do that,

In the mornings Monday thru Friday, its a collaboration of Lawren, Front Desk Security and Receiving Security we communicate our movements during the day.

after 5:30pm we lock down the receiving area with the Rolling gate closed and Front Desk handles the receiving area via intercom. Then the other security officer becomes a dedicated Property Rover.

Joe

On Tue, May 24, 2016 at 3:29 PM, David Slavin <dslavin> wrote:

Dear Joe,

What is feasibility of using the receiving guard as a rover during down times at receiving. Please advise

David Slavin, LCAM

Property Manager

Aquarius Condominium Association, Inc.

AT&T Fiber Project:

Email II

From: ROMERO, WAL SIN [mailto:wr957e@att.com]

Sent: Monday, May 23, 2016 2:41 PM

To: David Slavin

Subject: RE: AT&T Fiber Project

David,

The FCC requires we upgrade 12.5 million properties to Fiber, but ATT is making sure with the evaluation that each property is within our budget and capacity for fiber. From experience I am sure Aquarius would qualify but we still have to evaluate, put together a design plan and present it to yourself and the board.

The agreement that you have now is just for the evaluation.

Thank you

Walsin Romero AT&T

Manager, South Florida Team

AT&T ACC Connected Communities

Email:3

Email I

AT&T Fiber Project

From: ROMERO, WAL SIN [mailto:

Sent: Thursday, May 19, 2016 5:05 PM

To: David Slavin

Subject: AT&T Fiber Project

Good day David,

I hope this email finds you well. My name is Walsin Romero I am the AT&T manager assigned to your area. My team is currently leading a fiber over build project mandated by the FCC, which requires we access Aquarius Condos. Our systems indicate currently there is no fiber optic cable running through your property, hence our inability to provide faster speeds of internet to those residence in this specific area. This endeavor would resolve this issue, as well as replace existing antiquated wiring for telephone services. In order for us to assess what must be done, we require an AT&T engineer to access the property. Please contact me at your earliest convenience to further discuss a potential meeting, as we cannot have engineers on any property without the proper access forms signed. This project will be at no cost or Obligations. I thank you in advance look forward to speaking to you again.

This is a simple three step process

1. AT&T will Evaluate the Property, An Engineer will take picture of the property
2. AT&T will put together a design plan and present it to the Property manager and HOA to see if we mutually agree on the way we would deploy the Fiber to the Property (This will give Giga Power Speeds)
3. AT&T will provide Fiber to the Property at no cost

Here are some important FAQs about the Fiber Overbuild Project.

· Does this upgrade interfere with existing cable lines? No, AT&T only upgrades it existing copper phone lines to Fiber, cable lines are left untouched.

· We have a marketing/bulk agreement already with a provider, will this agreement conflict? No, this is a simple evaluation to upgrade its line and maintain access to service the existing phone lines.

· How does this upgrade benefit my property?

* Inside wiring is owned by the complex and wiring upgrades are normally the responsibility of the property. Since this is an FCC Mandate, AT&T will upgrade this wiring to fiber at no charge.

* Your property will have the same fiber technology as brand new communities, allowing you to compete with newer construction offering better entertainment amenities.

* Residents will have the option of having Giga speeds of Internet

Thank you

Walsin Romero AT&T

Manager, South Florida Team

AT&T ACC Connected Communities

Random Construction Spot Checks now required

From: David Slavin

Sent: Friday, May 20, 2016 5:06 PM

To: 'Patricia E Basden'; 'Patricia E Basden'; Ruslan Kononenko

Cc: William Coleman; Bhagwan 'Buck' Gupta ()

Subject: Random Construction Spot Checks now required . Minimum every two weeks

Importance: High

Dear Joe, Pat & Ruslan,

We have on average 8-10 construction projects going on at any given time. Given the fact that 708 N was caught today working without a permit, mandatory spot checks will begin next week. We need each to be checked at least every other week.

Pat is preparing the list she will update as needed and present to you each Monday. Inspection team, will consist of one Maint. and one Security. I will join if an infraction is found, and all work will halt immediately. We need to sit down and discuss next week.

Thank you, and have a great weekend!

David Slavin, LCAM

Property Manager

Aquarius Condominium Association, Inc.

Request for Status Update to VMech:

From: David Slavin

Sent: Friday, May 27, 2016 5:45 PM

To: luis.vesga@vmechac.com; Juan Vesga (jvesga@vmechac.com)

Cc: William Coleman

Subject: HVAC Aquarius Request updates!

Importance: High

Gentleman

Please provide updates on the following:

- Start date on HVAC (We need to contact residences about the [parking please advise). Plus any accommodations you will need for the project Elevator time , space for equipment Etc..
- Evaluation of Lobby HVAC systems and determination if they need to be replaced now.
- Service Contract for preventative maintenance.
- Revised invoice as per our discussion earlier this week.

Thank you and have a wonderful Memorial Day Weekend!

David Slavin, LCAM

Property Manager

Aquarius Condominium Association, Inc.