

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes January 4th, 2018. Meeting Started at 11:10 am.**

### Attendees:

Construction Committee: Zina Bluband, Sharon Smith, Alex Zoob, Pamela Ippolito.

Members of the Board of Directors: Buck Gupta, Linda Satz.

AP Management: Adrian Paredes

### Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey, Jim Demiraj.
- Structural Preservation Systems, LLC (Structural): Andres Calvo, Cale Delaney, Jean-Simon Berube.
- Meeting was also attended by Unit Owners.

### Hillman Engineering and Structural Preservation

#### **1) Monthly construction schedule update (one approved by the BOD).**

#### **2) Sub-permits status (pool and deck).**

#### **3) Progress report on weekly construction activities** (permanent items on agenda till project completed)

- Progress on rebuilding of balconies. Total up to date (#of corners and #of inside).
- Status on the alternative method of intrusion repairs. How many intrusions have been repaired using this method?
- Status on pool deck construction.
- Status on pool construction.

#### **4) Weekly information on any construction issues that may affect the owners.**

- Any intrusions reported?
- Advance notification on timing of waterproofing and painting (south tower).
- Anticipated start date of construction on north tower.

### Other items:

- Status on permit application for new Cooling towers.
- Status on service elevator modernization and expected completion date.
- Status on hiring contractor to repair damaged drywalls (during the electrical repairs).
- Status on west deck additional seating and umbrellas.
- Posting list of South tower owners signed for the tile option on balcony.
- Cleaning of the bare hallways floors.
- Problematic situation with the beach chairs and potential solution.

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**1)** Monthly update on the construction schedule approved by Hillman and the BOD will be provided next week. The meeting's discussion concentrated on the owner 2 week look ahead schedule dated January 4th, 2018 for construction activities taking place from January 1st to January 19, 2018. (See item 3 on the agenda)

**2)** As of today, all plans on permit are approved with the conditional approval (CA) for bldg-structural and bldg-mechanical plans. CA means that additional shop drawings will be provided to the building department and no delays in construction will result from CA status.

**3) Progress report on weekly construction activities.**

- Concrete pour is completed for 56 units. 24 corner balconies and 32 inside balconies. Pour scheduled on January 10 and 11 for units 705, 704, 708, 901, 1602, 1702 and 1802 will be delayed for few days due to the need of additional repairs for unit 901. 10 units scheduled for pour on January 18: 1006, 1106, 1206, 1406, 1506, 1007, 1107, 1207, 1407, and 1507.
- 2 units have been identified as candidates for the alternative intrusion repair method.
- Fourteen pile caps with column rebar cages installed and poured. The remaining pile caps have conflict with pipes. Should be completed on Monday or Tuesday next week. Deck phase 1a and phase 1b formwork and reinforcement are 90% complete. Additional concrete repairs currently in progress are required prior to pouring of the deck. 52 weeks planned for the deck and pool project started from November 2017 when permit was issued. Pool construction will start after the deck is built.

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

- Hot line to report after the rain water intrusion is working and water was reported in unit 905S. Hillman completed inspection, but report with conclusions is not yet available.
- Structural will try to provide advance notification on the timing of waterproofing and painting for each individual stack (current time estimate about end of March 2018). Owner of unit 303S requested coordinating assistance for the windows and doors replacement contractor. Original sliding door was removed by the Structural and could not be reinstalled due to the door's poor condition. Unit 1006S reported ceiling and walls damage and buckling of the floor's tiles. Hillman and Structural will inspect unit after the meeting.
- Storm shutters have been discussed again. It was reiterated that if the replacement is completed in north tower before construction start, there is no problem. The replacement orders and schedules for south tower must be coordinated with the Structural. The replacement orders and schedules for north tower after start of the construction must be coordinated with the Structural. It is association policy at this time that the owner is responsible for repair to exterior damages (if replacement is done after the Structural completes work) including waterproofing and painting.
- On the matter related to the storm shutters left in place with hurricane windows and doors, the management received legal opinion indicating that there are no legal bases for not allowing this option. However, all owners replacing windows and doors are encouraged to remove storm shutters in efforts to maintain uniform appearance of the buildings.
- Structural will have better idea on the start of construction in north tower by the middle of January.

Other items: Management update (provided by Adrian Paredes, Property Manager)

- Adrian will discuss tomorrow the status of Permit for new cooling towers with contractor.
- Expected completion of service elevator modernization in the north tower is by the beginning of February. The problem has been discovered with the water accumulation in the elevator pit. The probable cause could be level of the water table. It is going to be fixed to eliminate any future problems with electrical connections or sub-pump.
- Contractor to repair drywalls damaged during the electrical repairs starts work on unit 208S tomorrow. Property manager will monitor quality of work performed. In order to continue repairs the Hillman will have to release information on the scope of repairs for effected units to the Association.
- Additional west pool deck furniture purchase will be investigated.
- List of south tower owners electing option for the balcony tiles has been posted. Individual letter will be forwarded to each owner on this list with information and requirements for the tile installation. This letter will require owners' signature indicating agreement with the terms and conditions. This letter may go to the owners tomorrow. On January 8, BOD will review beatification committee recommendations on alternative paint colors for the standard floor's finish.

- Management is working on the steps to improve cleaning of the bare floors in hallways.
- With the closing of east pool and deck for construction, the number of people going to the beach increased. There is a shortage of beach chaise lounges. Most of these lounges are old and damaged. Aquarius is the only condo on the Hollywood beach stretch (other than the Residents) without any beach service. Access to the lounges' storage area next to the sea wall is awful and a lot of people are not physically capable moving lounges over the sand to the wall. The request was made to the property management to investigate possibility of the beach service similar to one available to our neighbors on the north and south. Adrian will investigate opportunities and associated costs for the membership consideration.
- Property manager posted schedule with the dates and time when AT&T will be accessing each unit for installation of the fiber wires. If unit is accessed based on the date and time designated, the service is free. If no arrangements are made to access the unit on schedule date, and AT&T service is selected later, the cost of fiber wires installation will be paid by the owner. As of now, there is no change to the Comcast service currently subscribed to.

Meeting adjourned at 12:35pm.

Signed: Zina Bluband

