

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes May 31, 2018. Meeting Started at 11:05am.

Attendees:

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

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

AP Management: Adrian Paredes, Property Manager.

Contractors:

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

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule. Status on approval of master schedule update. Hard copies of schedule to the construction committee.

2) Progress report on weekly construction activities (permanent items on agenda till project completed)

South tower:

- Status on concrete cracks repairs.
- Status on painting.
- Status on waterproofing.
- Status on railings.

North tower:

- Demolition status corner units.
- Mobilization status on inside units.

Pool deck/pool

- Status on pool deck construction.
- Status on pool construction.
- Any news on the staircase to the beach.

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

- Sealing of the debris chute on stack 5 to prevent standing water.
- Distribution of balcony's photos completed with railings, glass and paint.
- Consequences of not being able to install balcony tiles in 90 days from the date of balcony's release to the owner.

In-house issues: Management update

- North tower elevator A modernization status.
- South tower elevator B modernization status.
- Procedure to inspect condition of elevators and hallways once construction work inside the unit is completed.
- Gym: Drinking water fountain in the men's bathroom not working.

1) Structural provided owners two weeks look ahead schedule dated May 31st, 2018. Master schedule will be updated again to incorporate earlier than previously anticipated start of the construction on the north tower inside balconies and delays related to the inclement weather conditions. Updated schedule will be available on June 14. Construction committee requested copies of this schedule for the members.

2) Progress report on weekly construction activities (permanent items on agenda till project completed)

South tower:

- Cracks treatment on stack 1 is done. Cracks treatment on stacks 2 and 5 should be done by the end of this week. Stack 8 cracks treatment is in progress and scheduled to be completed by June 7.
- Structural received the directions and approval from Hillman on the balconies' ceiling stucco. Painting and ceiling stucco on all stacks is in progress and will continue for the next 2 weeks, weather permitting.
- Waterproofing on stack 1 is done. Waterproofing on stacks 2 and 3 is done.
- Railings will be installed after work on cracks repairs, waterproofing and painting including ceiling stucco is completed.

North tower:

- As of today 54 corner balconies are removed. Demolition on stacks 1 and 5 will be finished tomorrow. Stack 4 is down to 10th floor, and stack 8 is down to 6th floor.
- Mobilization work on demolition of inside balconies stacks 6 and 7 started on May 29 with the stacks 2 and 3 to follow. Shutters removal and window protection for stacks 6 and 7 and stacks 2 and 3 is scheduled for first and second week of June respectively. Instructions for the owners to prepare for demolition work have been forwarded to the owners.

Pool deck/pool

- All waterproofing on deck was delayed on Tuesday due to the weather conditions. Weather permitting waterproofing for planters and deck will continue next week. Planters' block walls are in process of being build. Preparations for over poor on phases 1A and 1B will continue through the second week in June with over poor placement to follow (again weather permitting). Electrical pipe installation continues. Conduit installation in garage will continue through the next week.
- Steel installation for pool's walls should be completed by June 8. City inspection is scheduled for June 11. Pool's walls pour to start on June 5.
- Hillman met with FDEP to discuss staircase to the beach. Originally proposed staircase was to elaborate and cost prohibitive. To address budgetary concerns Hillman is working on the new version of staircase to be presented to the BOD. The information for new design including approved rendering of staircase could be available by the end of June.

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

- Structural sealed bottom of debris chute on stack 5 to prevent standing water in garage.
- Distribution of photos for complete balcony 308S will probably happen next week (stucco finish has been applied to the slab edge).
- Structural requested information from waterproofing manufacturer on consequences of not installing balconies' tiles in 90 days after balconies release. No response at this time.

In-house issues: Management update

- Modernization for elevator A in north tower will start on June 5 with the anticipated completion of the project in 14-16 weeks.
- South tower elevator B modernization started on May 3rd and proceeding as planned.
- Management is working on the procedure to inspect condition of elevators and hallways once construction work inside the unit is completed.
- Property manger will inspect not working water fountain in the gym's men's bathroom.

Other issues:

- South tower owners having issues with the reinstallation of shutters have to address these issues with the management office. Management office has all records on removed shutters including but not limited to: the permits, qualifications for reinstallation, compliance with the building code, and pre-existing conditions. Individual's issues related to the shutters are outside of the scope for the construction committee agenda.
- Dog owners must be reminded to use service elevators and to keep dogs on the leash not running loose in the hallways.
- Metal eyehooks to hang pipes on the ceilings of parking garage on valet level are rusted and need to be cleaned and painted.

Meeting adjourned at 12:15pm.

Signed: Zina Bluband

