

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes September 27, 2018. Meeting Started at 11: 00am.

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.
- Structural Preservation Systems, LLC (Structural): Cale Delaney, Maickel Zrihem.
- Meeting was also attended by Unit Owners.

Agenda

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule. Master schedule update.

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

South tower:

- Status on remaining work and turnover of balconies restricted and unrestricted.

North tower:

- Balconies reconstruction status per stack.
- Status on fixing partial electrical power loss.

Pool deck/pool

- Status on pool construction and water test.
- Status on pool deck construction.
- Staircase to the beach.

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

- 1805S cause for water intrusion.
- 1506S uneven railings.
- Construction trash dumpster and furniture disposal (again).
- East pool deck: Construction zone warning signs facing gym's lobby and the south tower hallway leading to the deck.

In-house issues: Management update

- North and south towers elevators.
- Service elevator modernization in south tower.
- Distribution of Notice on list for north tower list residents opting for balconies tiles.

1) Two weeks look ahead schedule dated September 27, 2018 was provided. Planned activities will be described in the sections below. Master schedule update was provided with the exception of updates for pool and deck that will be available for the next meeting.

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

South tower:

- Reconciliation of Structural's and Hillman's punch lists was done for stacks 1, 4, and 5. Structural is in the process of finishing few items from the lists based on this reconciliation. The work to be completed this week. Final inspection scheduled for next week followed by the revised Notice about completion from Structural to Hillman. Full release of the balconies is expected in about two weeks. Stacks 6 and 7 could be ready for limited access this week provided that Structural will issue Notice to Hillman today and Hillman will inform Adrian tomorrow. Adrian will advise owners in stacks 6 and 7 on the access to the balconies. Stack 8 final inspection and punch list should be done by tomorrow. Notice to residents for full access to the balconies planned to be issued on October 5. Parapet and IIFS work continue with the estimated completion date on October 22nd. Originally completion was estimated on September 26, but parapet panel failed down and had to be rebuilt.
- There are two white single doors on the valet level of the south tower west wall. The south door is located in the center of accent blue/gray strip interfering with the uniformity of overall building appearance. The construction committee requested Structural and the BOD to approve painting this door with the same color of paint as the accent strip.

North tower:

- As of today, 61 balconies are poured back on the north tower: stacks 1 and 4 up to floor 14, stack 5 up to floor 9, stack 8 up to floor 15, stacks 6 and 7 up to floors 14 and 15 respectively. Shoring and formwork on all stacks will continue. On stacks 2 and 3 the plan is to pour 8 balconies per stack at the time. The first pour for stacks 2 and 3 floors 2-9 is planned for October. Substantial completion date for north tower balconies is estimated for March 25, 2019.
- Electrical repair on north tower balconies continues. The conduit located directly under the balcony door was discovered in unit 303N. The Hillman and Structural found way to mitigate the problem without necessity of intrusion. Unfortunately, the conduit located directly under the balcony door is discovered now in units 703N and 803N and the intrusion inside those units is likely to happen.

Pool deck/pool

- The Pool passed water test that started on September 17. Next work will include some surface leveling, stripping and rubbing out. Preparation for the pool waterproofing will start on October 8.
- Planters' waterproofing is done. Deck waterproofing and landscape installation continues. Concrete repairs in the south tower storage room will be done by October 5. Concrete repairs in garage phase 1B will be also done by October 5 enabling contractor to move some of their cars to this area. Expansion joint under units 204S and 205S was installed this week. Work on deck extension for unit 205S will start in first week of October.
- Status of staircase was discussed. Hillman is working with the BOD on the design of staircase with the beach access to the north alongside the sea wall. If information provided by Hillman to the BOD is sufficient this issue will be discussed during the BOD meeting in October. The final decision and design should be ready by October 31, the end of the turtle nesting season in south Florida. Structural was prohibited to work on sea wall and staircase during this season.
- Some residents continue to ignore construction and accessing the east pool deck area. Cale Delaney of Structural indicated that construction area warning signs will be placed in the lower gym's lobby and on the south tower door leading to the deck.

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

- The cause of water intrusion in unit 1805S is still under investigation.

- Unit 1506S has no problems with the railings. Unit 1101S with uneven railings was inspected last week and the contractor intends to contact railing's manufacturer.
- Request was made to cover construction dumpster in front of the garage with the plastic to prevent dust and to stop the residents dumping old furniture into the dumpster. Structural cannot cover dumpster because it is constantly in use and the old furniture dumped in last week was removed. The party involved was ID from the security camera records.
- Structural is only contractor authorized by the BOD to work on Saturday. No other contractors are allowed to work in Aquarius on weekend. Structural will confirm Saturday's work schedule with the BOD during every meeting on Thursday's mornings.

In-house issues: Management update

- Elevators in both towers are operational.
- Work on modernization of elevator B in north tower started. Work on modernization of service elevator in south tower starts on October 1st.
- Notice on the October 1st cutoff date for the list of north tower residents selecting tiles option was issued on Monday.

Meeting adjourned at 12:050pm.

Signed: Zina Bluband