



Ultimar Three Condominium Association, Inc.

Construction Committee Meeting Minutes

January 15, 2022

Call to Order

The meeting was called to order by Mr. Gabriel at 4:04 PM (EST).

Attendees: Mr. Jean Makesh, Cleopatra Cabuz, Jacky Schryver and Rocky Reily.

Mr. Stephen Copley attended via zoom.

Proof of Notice of the Meeting

Mr. Reily indicated that proof of notice was posted outside his office, sent via email to unit owners and Ultimar 3 web site.

Board request to form a committee

Mr. Gabriel stated the purpose of the meeting is to review the report from Universal to HOA for U3.

Visual inspection report by HOA Engineer

1. Mr. Gabriel presented to the committee that the report from Universal identified several areas that need attention and should be repaired ASAP
2. One of the columns had some signs of concrete cracks, spalled and separated area that needs immediate attention (photographs 7 & 8 of the report)
3. Mr. Schryver indicated that some of these findings are again is a gray area because there is no delineation and agreement between building boards (U1, U2, and U3) and HOA.
4. HOA staff is completing repair of some of these findings. U3 manager have not witness any repairs.
5. Mrs. Cabuz discussed in great details that before starting repair, the root cause of the problem should be first identified and agreed with HOA and building manager.
6. Mr. Schryver & Mr. Copley asking to obtain a bid from UES.
7. Mr. Gabriel inquired if HOA's in house staff is qualified or certified to complete concrete repairs. Mr. Schryver stated that all repairs are done by HOA because they are "cosmetic". Several items don't fall under cosmetic term.
8. Mr. Makesh raised a concern that the email send from HOA manager to owners does not represent all the facts listed in the engineer report and asked for better transparency.
9. Mr. Gabriel asked Mr. Reily to get a proposal from UES by Wednesday January 19, 2022.

Discuss of Options and Reach Consensus

1. Mr. Reily indicated that he was required by the U3 Board on December 11 meeting to obtain bids from outside engineering firms to perform visual inspection of building 3 (the tower) and some of the areas of concerns in the garage's area. Mr. Gabriel read the motion that was adopted by the Board of Directors during same meeting.



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Discussion:

The chairperson asked to delay review of the glass tower until further notice.

Mr. Gus asked to request bid from UES.

The next meeting will take place during the next board meeting

Adjournment

The meeting was adjourned at 6:15 PM (EST).