



Ultimar Three Condominium Association, Inc.

Construction Committee Meeting Minutes

March 19, 2022

Call to Order

The meeting was called to order by Mr. Gabriel at 1:01 PM (EST).

Proof of Notice of the Meeting

Mr. Reily indicated that proof of notice was posted outside his office, and Ultimar 3 web site.

Attendees: Cleopatra Cabuz, Jacky Schryver and Rocky Reily.

Mr. S. Gabriel & Mr. Stephen Copley attended via zoom.

Purpose of meeting

Mr. Gabriel stated the purpose of the meeting is to review the report from Karins and provide recommendation to the U3 Board.

Visual inspection report by Karins Engineer of March 3, 2022

1. Mr. Gabriel informed the members that the report was emailed to each person and presented to the committee that the report from Karins identified several areas that need attention and should be repaired ASAP
2. Columns PPA-23 had some signs of concrete cracks, spalled and separated area that needs repair – the cause was due to water intrusion and is not a serious structural concern.
3. The report stated that the water leak at the stair door threshold is the one reason for water intrusion. Rocky presented several pictures showing that water was leaking around the expansion.
4. 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.
5. Mrs. Cabuz discussed in great details that before starting repair, the root cause of the problem was water leaking around the expansion joint and seeping through cracks to the concrete slab. Rocky also stated it is due to moving of the building that affecting the columnPAA-23.
6. Mr. Copley had some comments on the report to clarify statements listed by the engineer, copy included.
7. Rocky indicated that delineation between Buildings and HOA was available several years ago and a copy is posted at the manager's office.
8. Mr. Gabriel suggested obtaining a bid from contractor(s) with itemized list for each repair and relocating the cost for each area either to be paid for by U3 or HOA. Mr. Schryver stated that some repairs could be done by HOA in house staff which is contradicting to the recommendation of the report that all repairs have to be done by professional contractor.
9. Mr. Gabriel asked to extend the meeting for half an hour.
10. Rocky indicated that he has a contractor who is approved by Karins ready to complete the repair of the column PAA-23 because this repair is under his responsibility as building



Ultimar Three Condominium Association, Inc.

Construction Committee Meeting Minutes

March 19, 2022

manager. He also indicated that the estimate to repair the column may not exceed few thousands and if it exceeds \$10,000.00 he may get several bids.

11. If repairs may require destructive investigation, the contractor should provide time and material estimate “not to exceed” for the repair.

Recommendation

1. The committee has accepted the report from Karins.
2. The committee recommendation is to proceed ASAP with the repairs as recommended by the professional engineer. Repair the area of the paver and install a membrane under the pavers and correct the slop by professional contractor (licensed). The repair procedures from the contractor to be reviewed by Karins engineer.
3. Repair the expansion joint at the stair door and add membrane inside the stair case.
4. Repair column PAA-23 and adjacent areas.
5. HOA has to prioritize the repairs of different areas due to water leaks.

Owners Comments

Mr. Fleites Agustin suggested that notice should be posted in the elevators (but it is not required) also he suggested to have the engineer’s report to be posted on the web site prior to the meeting. Mr. Gabriel informed him that this meeting is a working session for the committee to come up with recommendation to the U3 Board.

Adjournment

The meeting was adjourned at 2:25 PM (EST).

Karins Inspection Report Comments

Steve Copley - March 19, 2022

Observations Section:

1. Minor point: The Garage/Parking Structure was constructed adjacent to the building structure (stated other way around in report).
2. Who removed the sealant and stairway door threshold? **Sealant decoration**
3. Wasn’t water seeping prior to the sealant and threshold removal? **No it was there before.**
4. The HOA conducted the water test (not the owner) – **completed by HOA?**
5. The stair door has corrosion – was this a leading indicator to the problem below? Have we looked at other door areas?

Conclusion and Recommendations Section:

1. Paragraph 2 – Who owns the expansion joint (COA, HOA, Both)? **HOA**
2. Paragraph 3 – I agree – COA and HOA responsibility
3. Paragraph 6 – Did Karins think that there is an issue building codes or accepted construction techniques? Why the comment? **It is believed that this comment did not mean any damage exists anywhere – the question will be forwarded to Karins.**

Figure 5: Who repaired cracks within stairwell? Why? **Ongoing maintenance by the building**