

# Final

## Ultimar Three Condominium Association, Inc. Construction Committee Meeting Minutes

April 26, 2022

### Call to Order

The meeting was called to order by Mr. Gabriel at 7:03 PM (EST).

### Proof of Notice of the Meeting

Proof of notice was posted as required, and Ultimar 3 web site.

Attendees: Cleopatra Cabuz, Jacky Schryver.

S. Gabriel, Stephen Copley and Jean attended via zoom.

Rocky did not attend.

### Protocol of meeting

1. Mr. Gabriel read the agenda of the meeting: to approve the minutes of previous meetings, discuss the recommendations to the U3 Board, discuss the glass tower and HOA & U3 updates of the repairs.
2. Any member require to record the meeting should submit at least 48 hours prior written notice to the secretary of the association as per item 3.3 item D of the association by-laws.

### Approval of previous meetings minutes:

1. The three meeting dated January 13, January 15 and March 19, 2022
2. The minutes of 3/19/2022 were discussed and Mrs. Cabuz motioned and Jacky seconded that item #8 in the minutes should be changed going forward to repairs will be made following ICRI guidelines Team requested some changes to the meeting minutes. The chairperson took notes of the revisions and will be corrected and posted at U3 web site.
3. Mr. Gabriel asked for a motion to approve the minutes as corrected, Mrs. Cabuz motioned and Mr. Copley second and all approved.

### Recommendation

1. The committee has accepted the report and recommendations from Karins.
2. The committee recommendation is to proceed ASAP with the repairs as indicated in the report.
3. HOA will decide who will repair the parking deck areas in accordance with the recommendation already provided by Karins.
4. Repair the expansion joint at the stair door and add membrane inside the stair case.
5. Repair column PAA-23 and adjacent areas in accordance with ICIA Guidelines.
6. Mrs. Cabuz suggested that HOA prioritize the repairs of different areas due to water leaks.

### HOA Update

The HOA will address waterproofing and leveling the suspected second level paver area and repair the expansion joint in that location as recommended in Karins report. Work will be completed by in house team. Water testing will also be performed.

### U3 Repair update

A concrete specialist will be retained to review and properly repair the column in the garage area. Replace the door at the building stairwell exit area.

**Glass Tower Discussion**

Karins' engineering group has been retained to give a report on the glass tower condition and recommend possible options.

**Adjournment**

Mr. Shryver made motion to end the meeting Mrs. Cabuz seconded the motion. Meeting was adjourned at 8.48 PM (EST)