

RAC Maintenance Committee

April 9, 2020, Status Report

Due to the coronavirus restrictions, the Maintenance Committee here at Freedom Plaza did not meet this month.

While unable to follow our usual monthly process, the Committee is still able to observe some issues and report them to the Maintenance Department.

Earlier this month, your Chairman offered the following guidelines:

Although confined, we still travel our hallways, buildings (GVT), or the grounds (for exercise). When we are outside our units, we may observe things which need correcting.

1. E-mail LaVinia with **any** issues that you observe for the foreseeable future.
2. Be sure to cc: Doug Atkins and Jerry Titsworth (doughatk@aol.com & jersanti@yahoo.com) for future DB information.
3. Document the issue on your area Issues Form so that you can verify as complete or incomplete when you are eventually permitted to perform your next full inspection.

In addition there is a plan in place where Siby and LaVinia will first review all of the 3/12/20 DataBase Report issues and then audit reported complete items. After sending the audited DB Report to me, Siby and I will review over the telephone before I then share with the remainder of the Committee. That plan will hopefully complete in the coming week so look for the DB Report in your in-box.

Stay Healthy-Doug Atkins



MAINTENANCE COMMITTEE DATA BASE

4/28/2020

DATE	LOCATION	PROBLEM	ACTION
PROJECTS REPORTED COMPLETE BUT STILL OPEN			
8-Nov-18	GVT 5	Gutter board is gone at end -- looks bad (gap still there 7/11/19)	see Ted B. @ 5-306 for loc
8-Aug-19	GVT 7	Downspout Not Attached to wall, At Entrance on Right Wall, Attach	cns spring project
8-Aug-19	GVT 7	Downspout Not Properly Attached to wall, On Front Wall, Right Side, Attach	cns spring project
17-Oct	2nd Floor Deck	Bat droppings on front left corner of deck	after gutter project
OPEN PROJECTS			
8-Aug-19	GVT Area	Pickle Ball Court - need access walkway to rest rooms	working-early May
9-Oct-19	FP	Eaves over pool patio rusting badly in places	end of year
13-Jun-19	D & E Wings	Elevator paneling scraped badly.	2020 capital project
13-Jun-19	GVT Spa	Spa running unattended. Need exit reminder signs or timer adjustmt.	signs ordered 4/22
11-Jul-19	Bldg 6	Front pillars need painting.	work order in progress
8-Aug-19	GVT 8	Gutter Torn Open, Over Inward Facing Golf Cart Garages on N. Side. Repair	cns working
8-Aug-19	GVT 7	Palm Tree Missing, Right Side of Front Island. Replace	cns spring project
17-Oct	Plaza-4th Floor	4th Floor old Res office glass door surface needs to redone	on hold til use resume
17-Oct	GVT 8	Window Sill Separating from Wall, 2nd Floor, Front Side, South Most Window	tbd cds
17-Oct	GVT 8	Sprinklers Behind Bldg. Need Complete Reevaluation, Redesign and Repair	attention cns pm
17-Oct	GVT 7	Downspout not properly attached to wall, SW Corner of Golf Cart Garages, N end of Bldg.	Bob to resubmit
17-Oct	GVT 7	Downspout not attached to wall Bracket and opening is bent, S End of Bldg, near door	Bob to resubmit
17-Oct	GVT 7	Downspout opening bent, SE Corner of Bldg	Bob to resubmit
17-Oct	GVT 8	Dried Water Stain on Hall Ceiling, 1st Floor, S. End of Bldg., Outside Door 207K	Bob to resubmit
12-Dec-19	Bldg 7	South center replacement new car O/H door needs to be painted (still original white)	work order in progress
12-Dec-19	Bldg 9	1st floor in bottom stairwell (northside) has 12+" circular drip spot on floor (needs sand/rep)	work order in progress
12-Dec-19	Bldg 5	Crack over garage hallway door (206-2)	investigating
9-Jan	Williamsburg	Landscapе deters emergency door egress-needs pruning.	after gutter project
9-Jan	Grille	Largest table near outside exit needs chair or baseboard rail.	looking for better solution
9-Jan	Grille	Raingutter near pines needs cover to prevent needle clogs.	after gutter project

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9-Jan	B-C Stairwell	First floor landing has restaurant equipment & debris	moving to homehealth
9-Jan	2nd Floor Deck	Rust from table bases staining deck.	looking at other furniture
9-Jan	Nile Door	Locking mechanism is disassembled. Doesn't appear to be lockable. See attached	replacing door
9-Jan	Jade Door	Locking mechanism is disassembled. Doesn't appear to be lockable. See attached	replacing door
9-Jan	IDE Center	Junk stored. See attached photos	moving to homehealth
9-Jan	IDE Center	Junk stored outside. Door needs painting. Payment filthy. See attached photos	moving to homehealth
9-Jan	GVT 8	Golf Cart Garage Door, Needs to be Painted, Still replacement White, N. End of Bld	work order
9-Jan	GVT 7	Downspout not properly attached to wall, S. End of Bldg., Near Breezeway. Screw Missin	ens spring project
9-Jan	GVT7	Water Stain in Ceiling, 1st Floor, Over Mech 102 Door. Needs Painting	work order
9-Jan	GVT 7	Repairs and Stains Above Light Needs Paint, 2nd Floor Stairwell, S. End of Bldg.	work order
9-Jan	GVT 7	Area Around Light Switch Needs Paint, 2nd Floor Stairwell, S. End of Bldg.	work order
20-Feb	1B	Trash room needs paint.	scheduled for may
20-Feb	Tea Rose Door	Bottom corner of door is damaged. Door closes and latches properly.	replacing door
20-Feb	3D	Stairs Entry badly rubbed on left side	work order
20-Feb	4D	Loose ceiling tiles by Fire Doors	work order
20-Feb	B-C 2	Bathroom sink has large crack.	ordered replacing
20-Feb	2nd Floor Deck	Tables disintegrating (tops broken/bottoms rusty). Chair cushions molded.	spring project april
20-Feb	GVT 5	Fences around water softeners need to block view from street/parking lot.	Spring project
20-Feb	GVT pool	Sidewalk between street & tree is broken (trip hazard).	scheduled for 4/22
20-Feb	GVT 8	Potted Plants in Parking Area S. of Bldg. Are Unsanitary. Maintain or Remove	GVT guideline working
20-Feb	GVT 8	Weed at Base of Wall, S. End of Bldg., Near Doorway. Spray	ens spring project
20-Feb	GVT Fitness	Television Picture, Poor Quality on CNN Channel 29. Others Channels Seem Ok	spectrum issue
20-Feb	GVT 7	The Drain Behind Apt 104 Slopes so the Water Drains Back toward the Building	ens spring project
20-Feb	GVT 7	Shrubs Behind both Apt 102/104, Next to Hibiscus, One Dying, One Missing	ens spring project
20-Feb	GVT 7	Paint on Wall Chipped and Marred, 2nd Floor, Across from Elevator	work order
20-Feb	Bldg 9	Dead bush at R/H front corner (southside) by water softener tank needs replacing.	ens spring project
20-Feb	Front of PW	Stain on wall by down spout in SE corner of building	work order
20-Feb	Back of PW	Paint or replace propane tank	Joe working on it
20-Feb	Plaza Club	Several areas on the walls to the right of the main entrance where cracks were patch need smoothing and repaint	work order in progress
12-Mar-20	Grille	Door to outside needs kickplate.	work order

12-Mar-20	Tea Rose	Bottom corner of door is damaged. Door closes and latches properly.	replacing door
12-Mar-20	Williamsburg	Door slams too hard	work order
12-Mar-20	Card Room	No cup shelf on water dispenser to store cups.	lk working with water co
12-Mar-20	GVT 6	Wood frame around middle golf cart garage broken on North side.	work order
12-Mar-20	GVT 8	Marks and Chipped Paint, on Entrance Wall, above and behind the Bench. Paint	working
12-Mar-20	GVT 7	Landscape Edging at Entrance has 4' Section that is Broken on South Side of Sidewalk. Repair	reported done-open
12-Mar-20	GVT 7	Chipped Paint on Wall at Entrance Behind Bench Needs Touch-up Paint	routine touch up
12-Mar-20	GVT 7	Wall Behind Generator Needs Touch-up Paint Above Replaced Electrical Box	routine touch up
12-Mar-20	GVT 7	Golf Cart Opening on S. End Bldg. Missing a Piece of Wood Trim and Needs Touch-up Paint	damaged caused by resident
12-Mar-20	GVT 7	Many Interior Doors/Door Frames Need Paint Touch-up. Specific Ones Identified to La Vinia.	routine touch up
12-Mar-20	GVT 7	Marks on Stairwell Wall Need Touch-up Paint, on Left as Exit Bldg. on South Side	toutine touch up
12-Mar-20	GVT 7	Chipped Paint on Steps Needs Touch-up Paint, in South Starwell, 1st Flr to Landing	routine touch up
		NEW PROJECTS	
		No Meeting In April	
		PROJECTS COMPLETED SINCE LAST MEETING	
8-Aug-19	GVT 8	Crushed nearly closed downspout, N end of bldg. near Breezeway. Straighten	done
8-Aug-19	GVT 8	Bent Downspout, N End of Bldg. near East Wall. Straighten	done
8-Aug-19	GVT 8	Downspout bent at bottom, N end of Bldg., SW corner of golf cart garages. Straighten	done
17-Oct	Atrium	L/H bathroom next to dining entrance-pad missing from underside of toilet seat.	lk done 4/22
12-Dec-19	6th Floor	Broken ceiling tile in B-C Laundry Room	done verified lk 4/16
12-Dec-19	6th Floor	Water stained ceiling tile in Laundry Room	done verified lk 4/16
12-Dec-19	7D	Small gouges in wall near and across from laundry room	done verified lk 4/16
12-Dec-19	Fitness Center	Northside gable molding peeling 12-18" away from building on L/H lower corner.	done
9-Jan	Auditorium	Need handrails on outside of steps to stage.	suzy says no
9-Jan	Williamsburg	Partial ceiling tile panel missing in corner near R/H window.	done verified lk 4/16
9-Jan	Maui	Base of entry totems damaged.	done verified lk 4/16
9-Jan	B-C Wing	5th floor laundry room vent return open/needs filter.	done verified lk 4/16
9-Jan	4D	Ceiling panel between 431 and 433 not fitted	done verified lk 4/16
9-Jan	4D	Ceiling panel by fire door is damaged	done verified lk 4/16
9-Jan	5D/E	Restroom door shuts too fast	done verified lk 4/16
9-Jan	6D	Ceiling panel out of place by 630	done verified lk 4/16

9-Jan	6 E Door	quarter sized paint chip into metal.		routine please remove
9-Jan	GVT 8	Entrance Lamp Post not on after dark (1 bulb still out)		done verified lk 4/16
9-Jan	GVT 8	Second Floor Thermostat Cover Fallen off Thermostat, Can't Read Actual Temp		done not digital
9-Jan	GVT 8	Trash Room Doors on 2nd & 3rd Floor Squeak. Lubricate Hinges.		done verified lk 4/16
9-Jan	GVT 8	Ceiling Lights outside 1st Floor Doors 306J & 207K Are Too Dim		done verified lk 4/16
9-Jan	GVT 7	Emergency Light, 2nd Floor, Adjacent to Mech 207 Door, Not Light When Button Pushed.		done verified lk 4/16
20-Feb	Plaza Door #4	Outside streetlight out.		done verified lk 4/16
20-Feb	Nile & Jade	Rugs soiled at emergency exits.		housekeeping
20-Feb	Tea Rose	(2) bulbs out on rear chandelier.		done verified lk 4/16
20-Feb	Dinning Entrance	Swinging door (normally open) is banged up.		done verified lk 4/16 routine
20-Feb	Grille	Entrance to "behind the counter" has banged up base molding and wall.		done verified lk 4/16
20-Feb	3D Door	Door closes but latch does not catch.		done verified lk 4/14
20-Feb	5D	Laundry Room Door - no resistance when opening		done verified lk 4/14
20-Feb	6E	Water Stained ceiling tile (across from Storage Room)		done verified lk 4/16
20-Feb	E741	Entry Overhead light cover is missing		done verified lk 4/14
20-Feb	B7	Metal door across from stairwell entrance dented and beat up at knob.		done verified lk 4/14
20-Feb	B5	Hall wall has damage near #504 and #507.		done verified lk 4/14
20-Feb	B-C 4	Change bathroom fan filter (normally washed by Maint).		done verified lk 4/14
20-Feb	Billiards Room	Ceiling tile not in place.		done verified lk 4/14
20-Feb	Grille	Spray paint baskets (silverware, etc.), walls scarred, brown trim needs touchup.		not doing
20-Feb	GVT 5	East side broken & open garage door.		done verified lk 4/14
20-Feb	GVT 8	Trash Room Lights on 1st, 2nd & 3rd Floor Stay on way too long. Need Adjustment		done verified lk 4/14
20-Feb	GVT 8	The Lamp Post in front of the bldg. have one of the three bulbs not lit at night		done verified lk 4/16
20-Feb	GVT 8	Electrical Outlet on S. Wall of Entrance, Cover Off and No Outlet Inside Box		done verified lk 4/14
20-Feb	GVT 8	Shrubs Behind Bldg. 8 Are Dying. Probably the Sprinkler System		done
20-Feb	GVT 8	Small Area on Wall, Above Exterior Door at N. End Breezeway, Needs Paint		done
20-Feb	GVT 8	Emergency Light, 1st Floor, Outside Garage Door 203P, Not Light when Button Pushed		done
20-Feb	GVT 8	Paint on Inside of Front Door is Scraped Off. Sand & Repaint.		done
20-Feb	GVT Entrance	Juniper on Both Sides of Entrance Have Dead Junipers, Weeds & Vines. Remove/Replace.		done
12-Mar-20	Pub	Bulb out in hanging light over bar.		done verified lk 4/16
12-Mar-20	6-BC	Laundry room-broken ceiling tile & water damaged tile still not repaired.		done verified lk 4/16

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20-Feb	Bldg 9	Back L/H (northside) Exit door from stairwell does not latch when closing.	done verified lk 4/14
20-Feb	Bldg 9	The access card reader on the R/H back stairwell exit door is partially dislodged.	done verified lk 4/14
20-Feb	Bldg 10	In the front R/H entryway flower bed, the begonias are completely gone (also some c	done
20-Feb	Bldg 10	Back R/H (southside) Exit door from stairwell does not latch when closing.	done verified lk 4/16
20-Feb	Bldg 10	Front R/H (southside) Exit door from inside hallway does not latch when closing.	done verified lk 4/16
12-Mar-20	7-BC	Trash room doorframe needs painting/touch up.	done verified lk 4/16
12-Mar-20	7-BC	Apts. 702, 710, 713, 721, 723 have corridor corner damage.	done verified lk 4/16
12-Mar-20	3D Stair	Door closes but latch does not catch.	done verified lk 4/16
12-Mar-20	3E Stair	Door closes but latch does not catch on first closing	done verified lk 4/16
12-Mar-20	5DE Ctr Strair	Door doesn't close securely	done verified lk 4/16
12-Mar-20	4DE Ctr Stair	Door bounces when closed. Does not latch	done verified lk 4/16
12-Mar-20	2nd Floor Deck	Yellow extension cord on deck (safety item).	done verified lk 4/16
12-Mar-20	2nd Floor Deck	Door to deck doesn't always stay closed.	done verified lk 4/16
12-Mar-20	Billiards Room	Table lamp sitting on floor.	done verified lk 4/16
12-Mar-20	Billiards Room	Ceiling tile over checker board missing.	done verified lk 4/16
12-Mar-20	Front Entrance	Walker room light switch cover broken.	done verified lk 4/16
12-Mar-20	GVT 5	New call box instruction sign needed.	done verified lk 4/16
12-Mar-20	GVT 5	Door handle to stairwell very loose. (see Jean Aronsen for location)	done verified lk 4/16
12-Mar-20	GVT 6	Outside callbox needs new light (cannot be read).	done verified lk 4/16
12-Mar-20	GVT pool	Umbrellas are too small.	not at this time
12-Mar-20	GVT 8	Landscape Edging at Entrance has Two Broken Joints--One on each side of Sidewalk. Repair	not at this time
12-Mar-20	GVT 8	Unknown Thing on Windowsill Above Entrance Outside Apt 305. Remove	sensor can't remove?
12-Mar-20	GVT 8	Woody Plant, Embedded in shrubs, in Front of Golf Cart Garages, on South End. Remove	done verified lk 4/16
12-Mar-20	GVT 8	Fire Extinguisher on 1st Floor not inspected in Feb 2020	done verified lk 4/16
12-Mar-20	GVT 8	Many Interior Doors/Door Frames Need Paint Touch-up. Specific Ones Identified to LaVinia.	done verified lk 4/16
12-Mar-20	GVT 8	Chair rail on Wall Between Mech 201 and Mech 203 Needs Sanding and Paint Touch-up	done verified lk 4/16
12-Mar-20	GVT 7	Railing Loose in Stairwell on 2nd Floor down to landing, North End of Bldg.	done verified lk 4/16
12-Mar-20	Bldg 9	Dead bush at R/H front corner (southside) by water softener tank needs replacing.	done verified lk 4/16
12-Mar-20	Bldg 9	Back L/H (northside) Exit door from stairwell does not latch when closing.	done verified lk 4/16
12-Mar-20	Bldg 9	The access card reader on the R/H back stairwell exit door is partially dislodged.	done verified lk 4/16
12-Mar-20	Bldg 9	1st Floor in bottom stairwell (northside) has 12+ inch circular drip spot on floor	done verified lk 4/16