

RAC Maintenance Committee

August 25, 2020, Status Report

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

The Maintenance Executive Committee did meet with Siby and the owner of C & S, Chris Driggers, in early August. The summary of that productive meeting written by Sarah Jones-Chambers is on page 2 of this report. Thanks Sarah.

While unable to follow our usual monthly process, our members, following social distancing guidelines, were still able to observe accessible areas and report issues to the Maintenance Department.

We are working on trying to streamline the steps of updating the Maintenance Committee's Database Report which is an Excel spreadsheet that follows and documents new issues each month. The monthly process starts with Siby's group indicating the status of the previous month's issues.

Working with new Committee members on using the designated form combined with timing variances, the process is still a work-in-progress.

Based on where we are at the time of this report, an August Database Report should be published by the end of the month.

Stay Safe-Doug Atkins, Maintenance Committee Chairman



RAC Maintenance Committee Landscape Meeting with Management

On 6 August, Doug Atkins, Chairman; Jerry Titsworth, Excel Coordinator; and Sarah Jones-Chambers, RAC Liaison, met with LCS FP Plant Services Director, Siby Thadathil and Chris Driggers, the owner of C&S, the FP landscape contractor.

The purpose of the meeting was to obtain a better understanding of the contractual agreement between FP and C&S, and to discuss both general and specific concerns of the Committee about landscaping on our campus.

Doug described several problem areas at GVT, and Chris agreed to address them. Some were regarding replacing existing plantings with those more suitable and others had to do with overcrowding and insufficient watering for the big pots outside each building.

Sarah talked about moving some large plants that should be in shaded areas but were not. Siby and Chris agreed to move, replace, and otherwise address all the areas discussed.

Of special concern were the slash pines in and around The Plaza Building. Pursuant to county approval, those will be removed in an effort to eliminate the on-going pine needle litter that requires constant moving of resident vehicles to blow out parking areas and creates safety hazards and other maintenance issues. These will be replaced by suitable trees that should be more attractive as well as cleaner.

Siby and Chris assured the committee representatives that there was a plan incorporating our suggestions that would be activated starting this month, beginning with mulching all planted areas at GVT and The Plaza.

All the issues the committee brought forward were met with agreement, including eliminating the use of weed killer on vines growing over shrubs and more attention to weeding.



MAINTENANCE COMMITTEE DATA BASE

8/27/2020

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)	c Ted B. @ 5-306 for loc
8-Aug-19	GVT 7	Downspout Not Attached to wall, At Entrance on Right Wall, Attach	cds
8-Aug-19	GVT 7	Downspout Not Properly Attached to wall, On Front Wall, Right Side, Attach	cds
17-Oct-19	2rd Floor Deck	Bat droppings on front left corner of deck	after gutter project
8-Aug-19	GVT 6 & 7	Plant (1) replacement palm each in the islands in front of Bldg 6/7 making (3) palms in each	
20-Feb-20	GVT 7	Shrubs Behind both Apt 102/104, Next to Hibiscus, One Dying, One Missing	c&s project
		OPEN PROJECTS	
8-Aug-19	GVT Area	Pickle Ball Court - need access walkway to rest rooms	part of pickle court prjt
9-Oct-19	FP	Eaves over pool patio rusting badly in places	end of 2020
13-Jun-19	D & E Wings	Elevator paneling scraped badly.	2020 capital project
11-Jul-19	Bldg 6	Front pillars need painting.	by end of August
17-Oct-19	Plaza-4th Floor	4th Floor old Res office glass door surface needs to redone	no action at this time
17-Oct-19	GVT 8	Window Sill Separating from Wall, 2nd Floor, Front Side, South Most Window	cds project
17-Oct-19	GVT 7	Downspout not properly attached to wall, SW Corner of Golf Cart Garages, N end of Bldg.	cds project
17-Oct-19	GVT 7	Downspout not attached to wall Bracket and opening is bent, S End of Bldg, near door	cds project
17-Oct-19	GVT 7	Downspout opening bent, SE Corner of Bldg	cds project
17-Oct-19	GVT 8	Dried Water Stain on Hall Ceiling, 1st Floor, S. End of Bldg., Outside Door 207K	still working on leak
12-Dec-19	Bldg 9	1st floor in bottom stairwell (northside) has 12+" circular drip spot on floor (needs sand/repaint)	work order in progress
12-Dec-19	Bldg 5	Crack over garage hallway door (206-2)	cds repair
9-Jan-20	Williamsburg	Landscape deters emergency door egress-needs pruning.	working project
9-Jan-20	Grille	Largest table near outside exit needs chair or baseboard rail.	no action at this time
9-Jan-20	2nd Floor Deck	Rust from table bases staining deck.	c&s to clean and paint
9-Jan-20	GVT 7	Downspout not properly attached to wall, S. End of Bldg., Near Breezeway. Screw Missing	cds
9-Jan-20	GVT 7	Water Stain in Ceiling, 1st Floor, Over Mech 102 Door. Needs Painting	cds
20-Feb-20	3D	Stairs Entry badly rubbed on left side	work order in progress
20-Feb-20	2nd Floor Deck	Tables disintegrating (tops broken/bottoms rusty). Chair cushions molded.	c&s to clean and paint

20-Feb-20	GVT 5	Fences around water softeners need to block view from street/parking lot.	cds
20-Feb-20	GVT 8	Potted Plants in Parking Area S. of Bldg. Are Unightly. Maintain or Remove	GVT guideline working
20-Feb-20	GVT 8	Weed at Base of Wall, S. End of Bldg., Near Doorway. Spray	c&s
20-Feb-20	GVT Fitness	Television Picture, Poor Quality on CNN Channel 29. Others Channels Seem Ok	spectrum issue
20-Feb-20	Bldg 9	Dead bush at R/H front corner (southside) by water softener tank needs replacing.	c&s
20-Feb-20	Back of PW	Paint or replace propane tank	Joe working on it
		NEW PROJECTS	
09-Jul-20	GVT 8	Large Hole in Exterior Wall, 2nd floor NE Corner of Bldg.	work order art
09-Jul-20	GVT 8	Bench missing board on back, NE Corner of Bldg. Also unlevel , nails are Safety Issue!	c&s
09-Jul-20	5 th Floor	5-B Wing- black Mark on wall between Apts 552 and 514	housekeeping
09-Jul-20	4 th Floor	4 B/C Laundry Room very warm-Check A/C	work order
09-Jul-20	2 nd Floor	2 B hallway very warm – check A/C	work order
09-Jul-20	1 st floor	1 C hallway very warm – check A/C	work order
09-Jul-20	240E Lanai	Rusted	cds
09-Jul-20	150&148E	Unauthorized (and tacky) apt numbers on courtyard side	working on it
09-Jul-20	Kitchen Wall	Exhaust pipe extension not installed	replacing in Sept
09-Jul-20	Kitchen Wall	Grease box splashes	working on solution
09-Jul-20	Kit Driveway	Grate needs work	plumbers working
09-Jul-20	Door #6	Corner Smashed	work order in
09-Jul-20	Circle Sidewk	Side walk depressd and cracked	cds
09-Jul-20	635D Lanai	Mold or rot on bottom of wood panel	investigating
09-Jul-20	W.side walls	mud or rust stains near ground on many walls	investigating
09-Jul-20	Exposed pipe	Underground pipe should be covered with mulch	c&s
09-Jul-20	Tea Rose	electrical outlet half out of wall	work order
09-Aug-20	Plaza Walkway	(Picture 1) Electric light needs straightening	
09-Aug-20	Post Office Space	(Picture 2) End of bumper broken	
09-Aug-20	Walkway End	(Picture 3) End of bumper broken and metal rod sticking up	
09-Aug-20	Parking Row A	(Picture 4) Faded Sign needs replacing	
09-Aug-20	Parking Row A	(Picture 5) Faded and Hidden Sign needs replacing and given visibility	
09-Aug-20	Covered Parking	(Picture 6) Only 1st row has gutters and down spouts. The others need to be done also	
09-Aug-20	Plaza Circle	(Picture 7) Single painted directional arrow is insufficient (possible suggestion given)	
09-Aug-20	Plaza Circle	(Picture 8) Single painted directional arrow is insufficient (possible suggestion given)	

09-Aug-20	Outside Nile	run off from pipe needs to be channeled into French drain	
09-Aug-20	Outside Jade	run off from pipe needs to be channeled into French drain	
09-Aug-20	Shrubbery	We should use shears instead of chain saws to prune designated shrubs	
09-Aug-20	Shrubbery	Small hedge bordering both sides of front entry area has many dead patches	
09-Aug-20	Shrubbery	Vines growing in & on shrubs should be cut and not sprayed!	
09-Aug-20	131 Lanai	Mold or rot on bottom of wood panel	
09-Aug-20	133D Lanai	Mold or rot on bottom of wood panel	
09-Aug-20	Elevators	vents near floor should be removed & area behind them cleaned routinely. Dirt buildup.	
09-Aug-20	Door 6	corner smashed and repair attempted. Repair does not appear to be completed.	
09-Aug-20	C Stairwell	Level 7 - black mark on wall	
09-Aug-20	C Stairwell	Between levels 4 & 5 - Scuff marks on wall	
09-Aug-20	C Stairwell	Between levels 1, 2 & 3 - Need paint touch up	
09-Aug-20	C Stairwell	Level 1 - Scuff marks on wall from bicycles	
09-Aug-20	B Stairwell	Minor scuff marks on paint on most levels	
09-Aug-20	B Stairwell	Level 1 - Scuff marks on wall from bicycles	
09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5 - need paint touch up	
09-Aug-20	B/C Ctr Stairs	Railings need painting most levels	
09-Aug-20	B/C Wings-7th Floor	Between 718C and 720C black mark on wall	
09-Aug-20	7th Floor	708B - Gouge on short wall right side of door	
09-Aug-20	7th Floor	71 IB - Corridor wall needs paint touch up	
09-Aug-20	7th Floor	Gouge in Wall between 713 B & 715 B	
09-Aug-20	7th floor	center stairs carpet dirty	
09-Aug-20	D/E Wings-7th Floor	chipped/damaged walls in the entryway of 733/734/735/740/741/747/749/750	
09-Aug-20	745	baseboard needs repair	
09-Aug-20	B/C Wings-6th Floor	619 C - gouge in wall	
09-Aug-20	D/E Wings-6th Floor	middle of E. wing baseboard needs painting	
09-Aug-20	D/E Wings-6th Floor	baseboard needs repair on 641/642	
09-Aug-20	D/E Wings-6th Floor	chipped/damaged walls in the entryway of 630/634/635/640	
09-Aug-20	D/E Wings-6th Floor	chipped/damaged walls in the entryway and baseboard needs repair on 630	
09-Aug-20	B/C Wings-5th Floor	SC hallway warm - check A/C	
09-Aug-20	5th Floor	Gouge in Wall between 527C & 525C and b/t 523C & 525C	
09-Aug-20	5th Floor	Entry light out Apt 506B	

09-Aug-20	5th Floor	5 B - Gouge in wall near Mechanical Room	
09-Aug-20	D/E Wings-5th Floor	chipped/damaged walls in the entryway of 529/538	
09-Aug-20	D/E Wings-5th Floor	550 baseboard needs repair	
09-Aug-20	D/E Wings-5th Floor	painting missing in the elevator lobby	
09-Aug-20	B/C Wings-4 th Floor	Black mark on wall between 41 IB & 409B	
09-Aug-20	B/C Wings-4 th Floor	Scuff marks on wall between 404B & 402B	
09-Aug-20	B/C Wings-4 th Floor	Both corridor doors to 4B hallway have major gouges	
09-Aug-20	B/C Wings-4 th Floor	B/C hallway to elevators has gouges left and right sides	
09-Aug-20	B/C Wings-4 th Floor	Large gouge in wall where 4C corridor meets elevator hallway	
09-Aug-20	B/C Wings-4 th Floor	Gouge in Wall between 419C & 421 C	
09-Aug-20	D/E Wings-4th Floor	chipped/damaged walls in the entryway of 430/432/433/447	
09-Aug-20	D/E Wings-4th Floor	baseboard needs repair on 443/448	
09-Aug-20	auditorium	wet spots on wood floor from overhead condensation 2 places	
09-Aug-20	D/E Wings-3rd Floor	chipped/damaged walls in the entryway to north stairs	
09-Aug-20	D/E Wings-3rd Floor	chipped/damaged walls in the entryway of 329/330/333/334/335/336/337/338	
09-Aug-20	D/E Wings-3rd Floor	chipped/damaged walls in the entryway of 329/330/333/334/335/336/337/338	
09-Aug-20	D/E Wings-3rd Floor	baseboard needs repair on 337/345	
09-Aug-20	E wing	E wing wall near 340 wall needs repair	
09-Aug-20	E wing	chipped/damaged walls in the entryway by south door to 2 East	
09-Aug-20	B/C Wings	212B has corridor corner damage	
09-Aug-20	B/C Wings	2 B/C elevator area has 4 cracked floor tiles	
09-Aug-20	D/E Wings-2nd Floor	chipped/damaged walls in the entryway of 229/231/238/239/240/241/245/249	
09-Aug-20	D/E Wings-2nd Floor	baseboard needs repair on 233/234/235/239/244/250	
09-Aug-20	D/E Wings-2nd Floor	marks on the wall near 250 & finish wallboard repair	
09-Aug-20	D/E Wings-2nd Floor	repair wall near 245	
09-Aug-20	D/E Wings	repair wall near storage room	
09-Aug-20	D/E Wings	repair wall near door to north stairsw	
09-Aug-20	laundry room	chipped/damaged walls in the entryway and baseboard needs repair	
09-Aug-20	1 st Floor	Gouge in Wall between 1038 & 105B	
09-Aug-20	Plaza Club	Many of the light bulbs on the front awning have burned out and need to be replace.	
09-Aug-20	PW	rear exit has trash plus 2 chairs and also liquids (Safety?)	
09-Aug-20	PW	7 used mask in parking lot	

09-Aug-20	PC	Front has unsightly trash	
09-Aug-20	PW	boxes thrown out back door In rear	
09-Aug-20	Pw	rear sitting area for residents & guest has couch decorative pillow wet from rain	
09-Aug-20	PW	rear parking area curbing has been hit and broken up	
09-Aug-20	GVT 10	Front lantern on wall by main entrance is unlit at night	
09-Aug-20	GVT 9	Front stand alone lantern and lantern on wall by main entrance is unlit at night	
09-Aug-20	GVT 8	Water Dripping from Ceiling to floor, 1st Floor Hallway Outside Mech 102.	
09-Aug-20	GVT 8	Trash room door on 2d Floor Scrapes on Door Threshold, hard to close and noisy.	
09-Aug-20	GVT 8	Water Stain in Ceiling, 1st Floor, Outside Mech 102, Needs Paint, After Ceiling Dries Out	
09-Aug-20	GVT 8	Wasp Nest Needs Removal, Golf Cart Garage Door, N. End Bldg., Facing Bldg. 9, E. most Door	
09-Aug-20	GVT 8	Wasp Nest Needs Removal, Golf Cart Garage Door, S. End Bldg., Facing Entrance, W. most Door	
09-Aug-20	GVT 8	Garden Hose Faucet, Btw Bldgs. 8 & 7, Broken Handle, Leaks Badly When Turned On	
09-Aug-20	GVT 8	Lid to Salt Container is lying on the ground, not covering the salt, between bldgs. 7&8	
09-Aug-20	GVT 8	Lots of Dead Material in Plants Adjacent to Water Softener Salt Container. Remove.	
09-Aug-20	GVT 8	Another Leak in the ceiling in the hallway outside Mech 102. Water Dripping on Carpet	
09-Aug-20	GVT 8	Black Mark on Golf Cart Garage Door, N. End of Bldg., Side Facing Entrance	
09-Aug-20	GVT 8	Water Stain and Damaged Drywall, Hall Ceiling 1st Floor, Outside Door 207K	
09-Aug-20	GVT 7	Exterior Vent Stuck Open, N. End of Bldg. Outside Apt 301. Great Potential for Critter Home	
09-Aug-20	GVT 7	Lots of Dead/Missing Shrubs, Parking Lot on N. Side, East Side of Lot	
09-Aug-20	GVT 7	Dead/Missing Shrubs, Parking Lot on N. Side, N Side of Lot Between Bldgs. 7 & 8	
09-Aug-20	GVT 7	Dead Palm Fronds on Shrubs at Entrance to Bldg.	
09-Aug-20	GVT 7	Edging at Entrance on Both Sides of Walk Need Reinstallation and Repair of Broken Edging	
09-Aug-20	GVT 7	2 Wasp Nest Need Removal, Golf Cart Garage, S End of Bldg., Side Facing Entrance	
09-Aug-20	GVT 7	Downspout not properly attached to wall, SW Corner of Golf Cart Garages, N. End of Bldg.	
09-Aug-20	GVT 7	Downspout Not Properly Attached to Wall, S. Side of Bldg. Near Breezeway	
09-Aug-20	GVT 7	Downspout Not Properly Attached to Wall, S. Side of Bldg. Near Doorway	
09-Aug-20	GVT 7	Downspout Opening Bent, SE Corner of Bldg.	
09-Aug-20	GVT 7	Missing Shrubs, Parking Lot on S. Side of Bldg., E. Side of Lot	
09-Aug-20	GVT 7	The Drain Pan Behind Apt 104 Slopes so the Water Drains Back Toward the Bldg.	
09-Aug-20	GVT 7	Palm Fronds Need Removal, One on Ground, One in Tree, E. Side of Bldg	
09-Aug-20	GVT 7	The Drain Pan Behind Apt 102 is Broken	
09-Aug-20	Bldg. 6	Front door call box needs new light bulb	

09-Aug-20	Bldg. 6	Frame repair on middle golf garage (N. side) needs to be repainted	
09-Aug-20	Bldg. 6	Black bench (front, n. side) needs to painted	
09-Aug-20	Bldg. 6	Black bench needs to be moved to shady area under oak tree	
09-Aug-20	Bldg. 6	Bushes between bldgs 5 & 6 parking area look like they are all dying	
09-Aug-20	GVT Pool	Men's room shower handle loose & hard to turn.	
09-Aug-20	Gazebo	Bench supports rotting/splintering (south side) & railing paint peeling (north side).	
09-Aug-20	Pool Walkway	Walkway from the pool back screen door towards the Gazebo is over grown w/plants.	
		PROJECTS COMPLETED SINCE LAST MEETING	
17-Oct-19	GVT 8	Sprinklers Behind Bldg. Need Complete Reevaluation, Redesign and Repair	done
9-Jan-20	Grille	Raingutter near pines needs cover to prevent needle clogs.	done
20-Feb-20	Tea Rose Door	Bottom corner of door is damaged. Door closes and latches properly.	done
12-Mar-20	Tea Rose	Bottom corner of door is damaged. Door closes and latches properly.	done
12-Mar-20	Grille	Door to outside needs kickplate.	done
09-Jul-20	Door Blocked	A corridor D/E side door blocked by vacuum outside	done
09-Jul-20	Dining	Out side Dining gutter draining onto side of building	done