



RAC Maintenance Committee Meeting

December 10, 2020 at 1 p.m.

Club Room

Chairman Doug Atkins called the Maintenance Committee (MC) meeting to order at 1 p.m.

Members present: Jean Aronson, Doug Atkins, Tim Broad, Sarah Jones-Chambers, Bob Cobe, Tom Hart, Al Hurlbrink, Richard Meredith, Marty O'Neill, (quorum present) and Siby Thadathil (management). Absent: Jerry Titsworth*, Bob Youngblood* (excused*)

A motion was made and seconded to accept the Agenda. Motion carried unanimously.

The minutes of the 11/12/20 meeting were distributed and went without comment for the required one week, thus approved.

Hard copies of the updated 11/12/20 Database Report (DB) were provided to MC by Siby. Members identified (4) issues which were not fully completed and remain open. Committee members overviewed with Siby new issues discovered in this month's audit. They will be added to the November DB Report along with a landscaping section.

Bob Cobe overviewed his "Parking" recommendations to improve many areas around the Plaza together with improved signage. Marty and Al noted street signage does not meet FL guidelines although FP private property has no compliance obligation. Siby together with Bob and others plan to prioritize/work the recommendations and update MC quarterly.

The appearance of many ponds is the worst we have seen in a December for many years. Siby is in the process of getting bids from other aquatic service companies as the current subcontractor has been lacking in their response to the on-going problems.

Jean outlined to the Committee a proposal by a resident group for building a dog park at GVT.

Location objections of a new Gazebo planned for around the Plaza were discussed and noted by Siby.

Chairman Atkins adjourned the meeting at 2:05 p.m.

The next monthly meeting will be **January 14th at 1 p.m. in the Club Room.**

Respectfully submitted,
Doug Atkins, Chairman/Secretary

Maintenance Committee Database Report 12/10/2020

DATE	LOCATION	PROBLEM	ACTION	
PROJECTS REPORTED COMPLETE BUT STILL OPEN				
1	8-Nov-18	GVT 5	Gutter board is gone at end -- looks bad (gap still there 7/11/19)	ECD 12/2020
2	8-Aug-19	GVT 7	Downspout Not Attached to wall, At Entrance on Right Wall.	ECD 12/2020
3	8-Aug-19	GVT 7	Downspout Not Properly Attached to wall, On Front Wall, Right Side.	ECD 12/2020
4	17-Oct-19	GVT 8	Dried water stain on hall ceiling, 1st floor, S. end of bldg., Outside garage door 207K	ECD 12/2020
5	8-Oct-20	GVT 9	Front stand alone lantern by main entrance is still unlit at night-	
6	8-Oct-20	GVT 10	Lantern on wall by main entrance is very low wattage-	
7	09-Jul-20	Circle Sidewk	Side walk depressed and cracked. Water now collects on adjacent panel.	ECD 12/2020
8	09-Aug-20	Bldg. 6	Front door call box needs new light bulb. Bulb not installed correctly.	
OPEN PROJECTS				
9	8-Aug-19	GVT Circle	Paved walkway needed from Shuffleboard Courts to west roadway.	ECD 01/2021
10	17-Oct-19	GVT 8	Window Sill Separating from Wall, 2nd Floor, Front Side, South Most Window	ECD 12/2020
11	17-Oct-19	GVT 7	Downspout improperly attached to wall, SW Corner of Cart Garages, N end.	ECD 12/2020
12	17-Oct-19	GVT 7	Downspout bent & not attached to wall bracket, S End of Bldg, near door	ECD 12/2020
13	17-Oct-19	GVT 7	Downspout opening bent, SE Corner of Bldg	ECD 12/2020
14	9-Jan-20	GVT 7	Downspout improperly attached to wall, S. end of bldg., near breezeway. Screw missing	ECD 12/2020
15	20-Feb-20	2nd Floor Deck	Tables disintegrating (tops broken/bottoms rusty). Chair cushions molded.	ECD 1/2021
16	20-Feb-20	GVT 5, 7-8	Replace missing white picket fences around water softeners to hide from view.	ECD 1/2021
17	09-Jul-20	Kitchen Wall	Exhaust pipe extension not installed	ECD 02/2021
18	09-Jul-20	Kitchen Wall	Grease box splashes	ECD 01/2021
19	09-Jul-20	Kit Driveway	Grate needs work	ECD 01/2021
20	09-Jul-20	W.side walls	mud or rust stains near ground on many walls	ECD 12/2020
21	09-Aug-20	Covered Parking	(Pict 6) Only 1st row has gutters/down spouts. Need other rows done	ECD 2021

22	09-Aug-20	Plaza Circle	(Pic 7) Single painted directional arrow is insufficient (see suggestion)	TBD 2021
23	09-Aug-20	Plaza Circle	(Pic 8) Single painted directional arrow is insufficient (see suggestion)	TBD 2021
24	09-Aug-20	Outside Nile	run off from pipe needs to be channeled into French drain	ECD 2021
25	09-Aug-20	Outside Jade	run off from pipe needs to be channeled into French drain	ECD 2021
26	09-Aug-20	C Stairwell	Between levels 1, 2 & 3–Need paint touch up	ECD 12/2020
27	09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5– need paint touch up	ECD 12/2020
28	09-Aug-20	B/C Ctr Stairs	Railings need painting most levels	ECD 12/2020
29	09-Aug-20	D/E Wings	repair wall near door to north stairsw	ECD 12/2020
30	09-Aug-20	PW	rear parking area curbing has been hit and broken up	ECD 12/2020
31	09-Aug-20	GVT 8	2nd Floor trash room door scrapes threshold, hard to close, and noisy.	ECD 12/2020
32	09-Aug-20	GVT 7	N. end downspout not properly attached to wall, SW Corner of Cart Garages.	ECD 12/2020
33	09-Aug-20	GVT 7	Downspout not properly attached to wall, S. side of bldg. Near Breezeway	ECD 12/2020
34	09-Aug-20	GVT 7	Downspout not properly attached to wall, S. side of bldg. near doorway.	ECD 12/2020
35	09-Aug-20	GVT 7	Downspout Opening Bent, SE Corner of Bldg.	ECD 12/2020
36	09-Aug-20	GVT 7	The Drain Pan Behind Apt 104 Slopes so the Water Drains Back Toward the E	Investigating
37	09-Aug-20	GVT 7	The Drain Pan Behind Apt 102 is Broken	Investigating
38	8-Oct-20	Entry #3	outside door to the stairs needs sanding and painting- is rusted	ECD 12/2020
39	8-Oct-20	behind Plaza	Wooden fence needs repair or replacement.	ECD 01/2021
40	8-Oct-20	GVT Fit Center	Handicap plate switch on door to W. parking not working.	ECD 01/2021
41	8-Oct-20	GVT Pond	Scum with 8" grass growing on top 360° around pond extending out 6'.	ECD 12/2020
42	8-Oct-20	GVT 8	Exterior Door, Rust Bleeding Thru Paint, S. End Bldg, Facing Circle	ECD 12/2020
NEW PROJECTS				
43	10-Dec-20	B/C 4 th Floor	Gouge marks on wall between 413B and 415B	
44	10-Dec-20	B/C 4th Floor	APT 411B has corridor corner damage and door scuffed	
45	10-Dec-20	B/C 4th Floor	Gouge on wall right side of 4C stairwell door	
46	10-Dec-20	B/C 2 nd Floor	Left side of door to B corridor scraped/gouged	
		D/E Wings		

47	10-Dec-20	7th floor N stairwell	the top of the stairwell needs mold removal/pand/or painting	
48	10-Dec-20	7th floor S stairway	the top of the stairwell needs mold removal/pand/or painting	
49	10-Dec-20	Apt 535	a new doorbell was installed, the wire is still open and visible.	
50	10-Dec-20	D & E Wings	stains on starwell carpeting	
51	10-Dec-20	4 D & E	check lighting timer on the elevator lobby; was off during the day	
52	10-Dec-20	Door 3	mold on trim on the entry door	
53	10-Dec-20	GVT 5	3rd floor trash room-rusty electric box, bare wires SAFETY ISSUE	
54	10-Dec-20	GVT 5	Apt 301-replace plastic mailbox. Finished ruined & very sticky.	
55	10-Dec-20	GVT 5	2nd floor mechanical room-scapes on doors & walls	
56	10-Dec-20	GVT 5	Stairwell-scapes on doors & walls	
57	10-Dec-20	GVT 5	Apt 206 & 207-scapes on doors & walls	
58	10-Dec-20	GVT 5	#303 garage door-paint scrapped off	
59	10-Dec-20	GVT 5	#306 garage door-large black streek on wall	
60	10-Dec-20	GVT 6	1st floor north end-wall/ceiling above 302/307garage doors need repair/repaint	
61	10-Dec-20	GVT 7	1" wide/deep dent in wall just above baseboard left of hallway door to	
62	10-Dec-20		south back stairwell. Needs patch and paint.	
63	10-Dec-20	GVT 9	Touch up painting required on door frames and walls for all 3 floors	
64	10-Dec-20	GVT 9	All stairs and landings require cleaning and touch up paint	
65	10-Dec-20	GVT 9	Ceiling outside 303 needs ceiling stain from leak repaired	
66	10-Dec-20	GVT 9	All trash room walls need cleaning, gouge repairs and paint touch up	
67	10-Dec-20	GVT 9	Wrapping on chair leg of new outside furniture is unravelling	
68	10-Dec-20	GVT 9	Door at North Exit does not close tightly.	
69	10-Dec-20	GVT 9	Grages 303,307B and 301J need clean up from rust and tough up paint	
70	10-Dec-20	GVT 9	Replace strip on door frame that seals apartment 202	
71	10-Dec-20	GVT 9	First floor Chair rail needs repair and painting at stairwell entrance,	
			also near flowers near elevator, plus at garage 202 Y and at garage 207 X	
72	10-Dec-20	GVT 9	Baseboard pulling away by Mech room to apt 205	

LANDSCAPPING PROJECTS			
73	09-Aug-20	Shrubbery	Sm hedge bordering both sides of front entry area has many dead patches
PROJECTS COMPLETED SINCE LAST MEETING			
74	12-Dec-19	Bldg 5	Crack over garage hallway door (206-2)
75	20-Feb-20	GVT 7 & 8	There are small pots by garage doors. Large planters by water softener,
76	8-Oct-20	behind Plaza	Laundry dryer vent is clogged with lint. Only partially cleaned
77	8-Oct-20	behind Plaza	Area behind fence needs to be cleaned of junk and lint.
78	09-Aug-20	Plaza Walkway	(Picture 1) Electric light needs straightening
79	09-Aug-20	Post Office Space	(Picture 2) End of bumper broken
80	09-Aug-20	Walkway End	(Picture 3) End of bumper broken and metal rod sticking up
81	12-Nov-20	B/C Wings	7B hallway doors have gouges/black marks
82	12-Nov-20	B/C Wings	Gouge on wall between 417C & elevator hallway
83	12-Nov-20	B/C Wings	Gouge on wall between 219C & 221C
84	12-Nov-20	B/C Wings	Gouge on wall outside 223C (right of entry)
85	12-Nov-20	B/C Wings	Gouge on wall outside 217C
86	12-Nov-20	B/C Wings	Gouge on wall between 116C & 118C
87	12-Nov-20	Atrium	Water leak above door to Dining Services
88	12-Nov-20	Atrium	Ground water leak to the left of Dining Services entrance
89	12-Nov-20	Pub	Wall light out near adjoining hall to Nile
90	12-Nov-20	GVT 7	Install carbon monoxide detector in first floor hallway.
91	12-Nov-20	GVT Fit Ctr	Cable box on TV needs to be adjusted to point down for easy ON/OFF.
92	12-Nov-20	PW	The blue trash bucket for masks/trash is overflowing. 4 masks observed
93	12-Nov-20		at back of building on sidewalk and grass. Need covered bucket.