

# MAINTENANCE COMMITTEE DATA BASE

4/28/2020

DATE	LOCATION	PROBLEM	ACTION
<b>PROJECTS REPORTED COMPLETE BUT STILL OPEN</b>			
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
<b>OPEN PROJECTS</b>			
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
		<b>NEW PROJECTS</b>	
		No Meeting In April	
		<b>PROJECTS COMPLETED SINCE LAST MEETING</b>	
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