

RAC Maintenance Committee January Status Report

January 20, 2021

Due to the reinstated coronavirus restrictions, the Maintenance Committee did not meet in January.

Earlier this month, Siby provided the December Database Report with updated January information. Siby's team completed (40) issues since our December meeting. His team is to be commended for their work over the holiday period with many other priorities on their plate and with staffing shortages due to the holidays, etc.

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

Following the receipt of issues from some members, those issues were added to the 1/14/21 Database Report.

Over the past several months the Committee has improved the Database Report making it more user friendly and Siby has added estimated completion dates (ECDs) to each problem listed, something never done before.

Respectfully submitted-

Doug Atkins-Chairman/Secretary



Maintenance Committee Database Report

1/14/2021 Rev 1

DATE	LOCATION	PROBLEM	ACTION	
PROJECTS REPORTED COMPLETE BUT STILL OPEN				
1	8-Oct-20	GVT 9	Front stand alone lantern by main entrance is still unlit at night-	ECD 1/2021
2	8-Oct-20	GVT 10	Lantern on wall by main entrance is very low wattage-	ECD 1/2021
3	09-Jul-20	Circle Sidewk	Side walk depressed and cracked. Water now collects on adjacent panel.	ECD 1/2021
4	09-Aug-20	Post Office Space	(Picture 2) End of bumper broken (R/H end of bumper needs repair)	
5	09-Aug-20	Walkway End	(Picture 3) End of bumper broken and metal rod sticking up	
6			<i>(The concrete bumper next to the walkway from the Marketing parking lot is broken)</i>	
7	09-Aug-20	Bldg. 6	Front door call box needs new light bulb. Bulb not installed correctly.	ECD 1/2021
8	8-Oct-20	GVT Pond	Scum with 8" grass growing on top (grass is gone but scum exists).	
OPEN PROJECTS				
9	8-Aug-19	GVT Circle	Paved walkway needed from Shuffleboard Courts to west roadway.	ECD 01/2021
10	20-Feb-20	2nd Floor Deck	Tables disintegrating (tops broken/bottoms rusty). Chair cushions molded.	ECD 1/2021
11	20-Feb-20	GVT 5, 7-8	Replace missing white picket fences around water softeners to hide from view.	ECD 1/2021
12	09-Jul-20	Kitchen Wall	Exhaust pipe extension not installed	ECD 02/2021
13	09-Jul-20	Kitchen Wall	Grease box splashes	ECD 01/2021
14	09-Jul-20	Kit Driveway	Grate needs work	ECD 01/2021
15	09-Aug-20	Covered Parking	(Pict 6) Only 1st row has gutters/down spouts. Need other rows done	ECD 2021
16	09-Aug-20	Plaza Circle	(Pic 7) Single painted directional arrow is insufficient (see suggestion)	TBD 2021
17	09-Aug-20	Plaza Circle	(Pic 8) Single painted directional arrow is insufficient (see suggestion)	TBD 2021
18	09-Aug-20	Outside Nile	run off from pipe needs to be channeled into French drain	ECD 2021
19	09-Aug-20	Outside Jade	run off from pipe needs to be channeled into French drain	ECD 2021
20	09-Aug-20	C Stairwell	Between levels 1, 2 & 3–Need paint touch up	ECD 1/2021
21	09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5– need paint touch up	ECD 1/2021

22	09-Aug-20	B/C Ctr Stairs	Railings need painting most levels	ECD 1/2021
23	09-Aug-20	D/E Wings	repair wall near door to north stairsw	ECD 1/2021
24	09-Aug-20	PW	rear parking area curbing has been hit and broken up	ECD 02/2021
25	09-Aug-20	GVT 7	The Drain Pan Behind Apt 104 Slopes so the Water Drains Back Toward the E	Investigating
26	09-Aug-20	GVT 7	The Drain Pan Behind Apt 102 is Broken	Investigating
27	8-Oct-20	Entry #3	outside door to the stairs needs sanding and painting- is rusted	ECD 1/2021
28	8-Oct-20	behind Plaza	Wooden fence needs repair or replacement.	ECD 01/2021
29	8-Oct-20	GVT Fit Center	Handicap plate switch on door to W. parking not working.	ECD 01/2021
30	10-Dec-20	Door 3	mold on trim on the entry door	ECD 01/2021
31	10-Dec-20	GVT 5	Stairwell-scapes on doors & walls	ECD 1/2021
32	10-Dec-20	GVT 9	All stairs and landings require cleaning and touch up paint	ECD 1/2021
33	10-Dec-20	GVT 9	Ceiling outside 303 needs ceiling stain from leak repaired	ECD 1/2021
34	10-Dec-20	GVT 9	All trash room walls need cleaning, gouge repairs and paint touch up	ECD 1/2021
35	10-Dec-20	GVT 9	Wrapping on chair leg of new outside furniture is unravelling	ECD 1/2021
36	10-Dec-20	GVT 9	Grages 303,307B and 301J need clean up from rust and touch up paint	ECD 1/2021
			NEW PROJECTS	
37	14-Jan-21	B/C 6 th Floor	Corner damage 6B/C hallway to elevator hallway (right side)	
38	14-Jan-21	B/C 5 th Floor	Door to 5C stairs needs painting/touch up	
39	14-Jan-21	B/C 5 th Floor	Gouge on wall between 516C and Laundry room	
40	14-Jan-21	B/C 4 th Floor	4B hallway door has gouge	
41	14-Jan-21	B/C 3 rd Floor	Gouge on wall between 317C and Elevator hallway	
42	14-Jan-21	B/C 3rd Floor	Gouge on wall between 303B and 305B (two places)	
43	14-Jan-21	B/C 2 nd Floor	Gouge on wall between 224C and 222C	
44	14-Jan-21	B/C 2nd Floor	Wall between Resident Storage room and 2B hallway door gouged	
45	14-Jan-21	B/C 3 rd Floor	Corner damaged left side of 3B Stairs door	
46	14-Jan-21	GVT 5	Severe irrigation leak behind bldg	
47	14-Jan-21	GVT 7	Ceiling spotlight in 2nd floor hallway outside trash room needs replacemt	

48	14-Jan-21	GVT 7	Northside stairwell 1st floor end of stair ceiling needs repair/repaint.	
49	14-Jan-21	GVT 7	Entryway northside cart garage closest to road has rotten molding on	
50	14-Jan-21	↓	lower R/H side of doorframe needs replacement piece/repaint.	
51	14-Jan-21	GVT 5	New window ledge outside of apT 104 needs to be painted bldg. color	
52	14-Jan-21	GVT 6	Frame repair on middle golf cart garage on North side still not painted	
53	14-Jan-21	GVT 6	2nd floor hallway smells of cigarette smoke and residents complaining	
54	14-Jan-21	GVT Gazebo	Many rotten boards and water running through it . This is a repeat item .	
55	14-Jan-21	GVT Pool	Card reader on women's restroom door does not work .	
56	14-Jan-21	Plaza Club	Irritating loud squeak when front door opens . Needs lubrication .	
			LANDSCAPPING PROJECTS	
57	09-Aug-20	Shrubbery	Sm hedge bordering both sides of front entry area has many dead patches	
58	14-Jan-21	GVT 5 & 6	Bushes between parking are dead with debris harboring snakes.	
59	14-Jan-21	GVT 5	Large root next a propane tank needs to be removed	
			PROJECTS COMPLETED SINCE LAST MEETING	
60	8-Nov-18	GVT 5	Gutter board is gone at end -- looks bad (gap still there 7/11/19)	Done
61	8-Aug-19	GVT 7	Downspout Not Attached to wall, At Entrance on Right Wall.	Done
62	8-Aug-19	GVT 7	Downspout Not Properly Attached to wall, On Front Wall, Right Side.	Done
63	17-Oct-19	GVT 8	Dried water stain on hall ceiling, 1st floor, S. end of bldg., Outside garage door 207K	Done
64	17-Oct-19	GVT 8	Window Sill Separating from Wall, 2nd Floor, Front Side, South Most Window	Done
65	17-Oct-19	GVT 7	Downspout improperly attached to wall, SW Corner of Cart Garages, N end.	Done
66	17-Oct-19	GVT 7	Downspout bent & not attached to wall bracket, S End of Bldg, near door	Done
67	17-Oct-19	GVT 7	Downspout opening bent, SE Corner of Bldg	Done
68	9-Jan-20	GVT 7	Downspout improperly attached to wall, S. end of bldg., near breezeway. Screw missing	Done
69	09-Jul-20	W.side walls	mud or rust stains near ground on many walls	Done
70	09-Aug-20	GVT 8	2nd Floor trash room door scrapes threshold, hard to close, and noisy.	Done
71	09-Aug-20	GVT 7	N. end downspout not properly attached to wall, SW Corner of Cart Garages.	Done
72	09-Aug-20	GVT 7	Downspout not properly attached to wall, S. side of bldg. Near Breezeway	Done

73	09-Aug-20	GVT 7	Downspout not properly attached to wall, S. side of bldg. near doorway.	Done
74	09-Aug-20	GVT 7	Downspout Opening Bent, SE Corner of Bldg.	Done
75	8-Oct-20	GVT 8	Exterior Door, Rust Bleeding Thru Paint, S. End Bldg, Facing Circle	Done
76	10-Dec-20	B/C 4 th Floor	Gouge marks on wall between 413B and 415B	Done
77	10-Dec-20	B/C 4th Floor	APT 411B has corridor corner damage and door scuffed	Done
78	10-Dec-20	B/C 4th Floor	Gouge on wall right side of 4C stairwell door	Done
79	10-Dec-20	B/C 2 nd Floor	Left side of door to B corridor scraped/gouged	Done
80	10-Dec-20	7th floor N stairwell	the top of the stairwell needs mold removal/pand/or painting	Done
81	10-Dec-20	7th floor S stairway	the top of the stairwell needs mold removal/pand/or painting	Done
82	10-Dec-20	Apt 535	a new doorbell was installed, the wire is still open and visible.	Done
83	10-Dec-20	D & E Wings	stains on stairwell carpeting	Housekeeping
84	10-Dec-20	4 D & E	check lighting timer on the elevator lobby; was off during the day	Done
85	10-Dec-20	GVT 5	3rd floor trash room-rusty electric box, bare wires SAFETY ISSUE	Done
86	10-Dec-20	GVT 5	Apt 301-replace plastic mailbox. Finished ruined & very sticky.	Done
87	10-Dec-20	GVT 5	2nd floor mechanical room-scapes on doors & walls	Done
88	10-Dec-20	GVT 5	Apt 206 & 207-scapes on doors & walls	Done
89	10-Dec-20	GVT 5	#303 garage door-paint scrapped off	Done
90	10-Dec-20	GVT 5	#306 garage door-large black streeak on wall	Done
91	10-Dec-20	GVT 6	1st floor north end-wall/ceiling above 302/307garage doors need repair/repaint	Done
92	10-Dec-20	GVT 7	1" wide/deep dent in wall just above baseboard left of hallway door to	Done
93			south back stairwell. Needs patch and paint.	
94	10-Dec-20	GVT 9	Touch up painting required on door frames and walls for all 3 floors	Done
95	10-Dec-20	GVT 9	Door at North Exit does not close tightly.	Done
96	10-Dec-20	GVT 9	Replace strip on door frame that seals apartment 202	Done
97	10-Dec-20	GVT 9	First floor Chair rail needs repair and painting at stairwell entrance,	Done
98		↓	also near flowers near elevator, plus at garage 202 Y and at garage 207 X	
99	10-Dec-20	GVT 9	Baseboard pulling away by Mech room to apt 205	Done