



RAC Maintenance Committee Meeting

February 18, 2021 at 1 p.m.

Club Room

Chairman Atkins called the Maintenance Committee (MC) meeting to order at 12:55 p.m.

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

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

Since January's meeting was canceled, Doug sent RAC & the MC a 1/20/21 Status Report in lieu of minutes.

Hard copies of the updated 1/14/21 Database Report (DB) were provided to MC members by Siby. Members identified (6) "Done" 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 February DB Report.

Siby overviewed a number of projects answering questions from members:

- 1. Parking improvements**-Now securing quotes for paving portions. Siby will meet with Bob and Al next month to discuss progress.
- 2. Gazebos**-Plaza gazebo delivery is 3/2. GVT Gazebo needs replacement or major repair.
- 3. Elevators**-Preparation work continuing. Physical replacement to start early March.
- 4. Plaza landscape/drainage**-Civil Engineering firm now surveying and will submit drainage plan. Siby expects a Spring completion.
- 5. Ponds**-New contractor (Merryman Environmental) will start next month (March).
- 6. Internet access**-Freedom Plaza looking at campus wide Wi-Fi service which would replace Spectrum. A resident survey will guide FP decision when details are finalized.

Chairman Atkins adjourned the meeting at 1:57 p.m.

The next monthly meeting will be **March 11th at 1 p.m. in the Club Room.**

Respectfully submitted,
Doug Atkins, Chairman/Secretary

Maintenance Committee Database Report

2/18/2021

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
3 09-Jul-20	Circle Sidewk	Side walk depressed and cracked. Water now collects on adjacent panel.	ECD 2/2021
4 09-Aug-20	Post Office Space	(Picture 2) End of bumper broken (R/H end of bumper needs repair)	ECD 2/2021
5 09-Aug-20	Walkway End	(Picture 3) End of bumper broken and metal rod sticking up	ECD 2/2021
6		<i>(The concrete bumper next to the walkway from the Marketing parking lot is broken)</i>	
7 09-Aug-20	GVT 6 & 8	Front door call box screen dark and unreadable.	
8 8-Oct-20	GVT Pond	Scum with 8" grass growing on top (grass is gone but scum exists).	ECD 3/2021
9 09-Aug-20	D/E Wings	Repair wall in north stairwell near door.	
10 8-Oct-20	Entry #3	Outside door to the stairs needs sanding and painting- is rusted	
11 10-Dec-20	7th flr N stairwell	Top of the stairwell needs repair/repaint	
12 10-Dec-20	GVT 9	Touch up painting req. on 1st floor door frames and walls (2-3 done).	
13 10-Dec-20	GVT 9	Door at North Exit does not close tightly.	
		OPEN PROJECTS	
14 8-Aug-19	GVT Circle	Paved walkway needed from Shuffleboard Courts to west roadway.	ECD 02/2021
15 20-Feb-20	2nd Floor Deck	Tables disintegrating (tops broken/bottoms rusty). Chair cushions molded.	ECD 4/2021
16 20-Feb-20	GVT 5, 7-8	Replace missing white picket fences around water softeners to hide from view.	ECD 2/2021
17 09-Jul-20	Kitchen Wall	Exhaust pipe extension not installed	ECD 02/2021
18 09-Jul-20	Kitchen Wall	Grease box splashes	ECD 03/2021
19 09-Jul-20	Kit Driveway	Grate needs work	ECD 03/2021
20 09-Aug-20	Covered Parking	(Pict 6) Only 1st row has gutters/down spouts. Need other rows done	ECD 2021
21 09-Aug-20	Plaza Circle	(Pic 7) Single painted directional arrow is insufficient (see suggestion)	TBD 2021
22 09-Aug-20	Plaza Circle	(Pic 8) Single painted directional arrow is insufficient (see suggestion)	TBD 2021

23	09-Aug-20	Outside Nile	run off from pipe needs to be channeled into French drain	ECD 2021
24	09-Aug-20	Outside Jade	run off from pipe needs to be channeled into French drain	ECD 2021
25	09-Aug-20	C Stairwell	Between levels 1, 2 & 3–Need paint touch up /B side done	ECD 2/2021
26	09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5– need paint touch up/ B side done	ECD 2/2021
27	09-Aug-20	B/C Ctr Stairs	Railings need painting most levels/ B side done	ECD 2/2021
28	09-Aug-20	PW	rear parking area curbing has been hit and broken up	ECD 02/2021
29	8-Oct-20	behind Plaza	Wooden fence needs repair or replacement.	ECD 03/2021
30	8-Oct-20	GVT Fit Center	Handicap plate switch on door to W. parking not working.	ECD 04/2021
31	10-Dec-20	GVT 5	Stairwell-scapes on doors & walls	ECD 2/2021
32	10-Dec-20	GVT 9	Ceiling outside 303 needs ceiling stain from leak repaired	ECD 3/2021
33	10-Dec-20	GVT 9	Wrapping on chair leg of new outside furniture is unravelling	ECD 2/2021
34	10-Dec-20	GVT 9	Grages 303,307B and 301J need clean up from rust and touvh up paint	ECD 3/2021
			NEW PROJECTS	
35	14-Jan-21	GVT 7	Entryway northside cart garage closest to road has rotten molding on	In progress
36	14-Jan-21	↓	lower R/H side of doorframe needs replacement piece/repaint.	ECD 2/2021
37	14-Jan-21	GVT Gazebo	Many rotten boards and water running through it . This is a repeat item .	ECD 3/2021
38	14-Jan-21	GVT Pool	Card reader on women's restroom door does not work .	In progress
39	18-Feb-21	GVT 7	Water softener not working.	
40	18-Feb-21	GVT 7	Repair 1st floor hallway carpet edging strip is raised below bulletin board.	
41	18-Feb-21	GVT Pool	Women's restroom key lock reader still not functioning.	
42	18-Feb-21	PW	Many masks/plastic bottles on ground on lower PW parking lot southside.	
43	18-Feb-21	GVT 5	Trash room on the third floor is very rusty and needs to be painted.	
44	18-Feb-21	GVT 6	Frame repair on middle golf cart garage North side still not painted.	
45	18-Feb-21	GVT 6	Trash room on 3rd floor is rusty and needs to be painted.	
46	18-Feb-21	GVT 8	3rd floor trash room door difficult to open door and it slams shut. Exhaust fan problem.	
47	18-Feb-21	GVT 9	Front stand alone lantern by main entance is still unlit at night	
48	18-Feb-21	GVT 9	Door at North Exit does not close tightly	
49	18-Feb-21	GVT 9	Replace strip on door frame that seals apartment 201	

50	18-Feb-21	GVT 9	First floor Chair rail needs repair and painting at garage 203 P and at garage 205 Q	
51	18-Feb-21	E & C wings	mold on various lanais (see detail pictorial report for locations and extent)	
52	18-Feb-21	various	damage to stucco by heavy equip used to repair gutters?(see pic. Rept)	
53	18-Feb-21	Door 3	rust damage at base of door (see Pictorial report)	
54	18-Feb-21	Mold var. locs.	See pictorial report	
55	18-Feb-21	DE-A exit hall	Junk stored. Dirty. See attached report.	
56	18-Feb-21	Garden ornaments	ornamental structures should be routinely cleaned. See attached report.	
57	18-Feb-21	Behind Kitchen	grease dump is an eyesore,safty & health issue. Needs attention! See report	
58	18-Feb-21	behind Kitchen	doors to generator should be closed, locked. They are rusty.	
59	18-Feb-21	Kitchen wall	Exposed broken pipe reported almost 1 year ago. Time to fix!!	
60	18-Feb-21	BC-A exit hall	Egress blocked by junk. Cinder blocks, cardboard trash!	
61	18-Feb-21	Laundry Fence	all wooden fences on campus in need of repair/replace. No proper gate	
62	18-Feb-21	121 lanai	hole at bottom of trim. Looks like critter hole.	
63	18-Feb-21	118C lanai	trim split, mold?	
64	18-Feb-21	landscaping 113	standing water has killed many plants. Need atttention (see pict. report)	
65	18-Feb-21	railing of pool	jagged hand rail could tear flesh. Open to rusting (See pictorial report)	
66	18-Feb-21	Pool windows	rusting after extensive water assault from formerly broken gutter (see pix)	
67	18-Feb-21	Grille wall	electrical boxes need attention (see pictorial report)	
68	18-Feb-21	near door 1	torn rubber sleeve on gutter (see report)	
69	18-Feb-21	various locations	rust (see pictorial report)	
70	18-Feb-21	B/C 7 th Floor	7C Hallway warm – check A/C	
71	18-Feb-21	B/C 7 th Floor	Scuff mark on wall between 702B and 704B	
72	18-Feb-21	B/C 6 th Floor	Gouge on wall between 617C and elevator hallway	
73	18-Feb-21	B/C 5 th Floor	Gouge on wall between 517C and elevator hallway	
74	18-Feb-21	B/C 4 th Floor	Gouge on wall left side of Resident storage room door	
75	18-Feb-21	B/C 2 nd Floor	Gouge and scrape on left side of hallway to elevators	
76	18-Feb-21	B/C 2 nd Floor	Three bi-fold doors and one bed frame abandoned in 2 B/C Trash room	
77	18-Feb-21	B/C 2nd Floor	2B Hallway warm – check A/C	

78	18-Feb-21	B/C 1 st Floor	Ceiling light between 104B and 106B has one tube out	
79	18-Feb-21	D/E 5th Floor	Laundry room has loose ceiling tile.	
80	18-Feb-21	5E	Stains on stairwell carpet.	
81	18-Feb-21	2E	Stairwell door has lubricant stain	
82	18-Feb-21	Stairwell E	At bottom to the right of door paint is peeling	
83	18-Feb-21	D/E 1	Laundry room has stained ceiling tiles	
84	18-Feb-21	D 1 Hall	Stain ceiling tiles near 135	
			LANDSCAPPING PROJECTS	
85	09-Aug-20	Shrubbery	Sm hedge bordering both sides of front entry area has many dead patches	ECD 3/2021
86	14-Jan-21	GVT 5 & 6	Bushes between parking are dead with debris harboring snakes.	ECD 2/2021
87	14-Jan-21	GVT 5	Large root next a propane tank needs to be removed	ECD 2/2021
88	18-Feb-21	GVT 7 et all	Crackweed spraying needed at GVT 7 entryway, rock area by pool entrance, sidewalks.	
89	18-Feb-21	PW	South lower pkg lot has 5' green utility box with 3' weed eastside.	
90	18-Feb-21	GVT 6	Front Circle has large ruts in grass. Needs border or more asphalt.	
91	18-Feb-21	GVT 5-6	Bushes and leaves between 5 & 6 parking lot are a real eyesore. A lot of dead bushes .	
			PROJECTS COMPLETED SINCE LAST MEETING	
	8-Oct-20	GVT 10	Lantern on wall by main entrance is very low wattage-	Done
93	09-Aug-20	GVT 7	The Drain Pan Behind Apt 104 Slopes so the Water Drains Back Toward the E	Done
94	09-Aug-20	GVT 7	The Drain Pan Behind Apt 102 is Broken	Done
95	10-Dec-20	Door 3	mold on trim on the entry door	Done
96	10-Dec-20	GVT 9	All stairs and landings require cleaning and touch up paint	Done
97	10-Dec-20	GVT 9	All trash room walls need cleaning, gouge repairs and paint touch up	Done
98	14-Jan-21	B/C 6 th Floor	Corner damage 6B/C hallway to elevator hallway (right side)	Done
99	14-Jan-21	B/C 5 th Floor	Door to 5C stairs needs painting/touch up	Done
100	14-Jan-21	B/C 5 th Floor	Gouge on wall between 516C and Laundry room	Done
101	14-Jan-21	B/C 4 th Floor	4B hallway door has gouge	Done
102	14-Jan-21	B/C 3 rd Floor	Gouge on wall between 317C and Elevator hallway	Done

103	14-Jan-21	B/C 3rd Floor	Gouge on wall between 303B and 305B (two places)	Done
104	14-Jan-21	B/C 2 nd Floor	Gouge on wall between 224C and 222C	Done
105	14-Jan-21	B/C 2nd Floor	Wall between Resident Storage room and 2B hallway door gouged	Done
106	14-Jan-21	B/C 3 rd Floor	Corner damaged left side of 3B Stairs door	Done
107	14-Jan-21	GVT 5	Severe irrigation leak behind bldg	Done
108	14-Jan-21	GVT 7	Ceiling spotlight in 2nd floor hallway outside trash room needs replacemt	Done
109	14-Jan-21	GVT 7	Northside stairwell 1st floor end of stair ceiling needs repair/repaint.	Done
110	14-Jan-21	GVT 5	New window ledge outside of apT 104 needs to be painted bldg. color	Done
111	14-Jan-21	GVT 6	Frame repair on middle golf cart garage on North side still not painted	Done
112	14-Jan-21	GVT 6	2nd floor hallway smells of cigarette smoke and residents complaining	Housekeeping
113	14-Jan-21	Plaza Club	Irritating loud squeak when front door opens . Needs lubrication .	Done