



RAC Maintenance Committee Meeting

March 11, 2021 at 1 p.m.

Club Room

Chairman Atkins called the Maintenance Committee (MC) meeting to order at 1:00 p.m.

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

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

Hard copies of the updated 2/18/21 Database Report (DB) were provided to MC members by Siby. All open issues were reviewed. Some duplicates were removed and some ECD dates revised. Committee members overviewed with Siby new issues discovered in this month's audit. They will be added to the March DB Report.

Siby overviewed a number of projects answering questions from members:

- 1. Squirrel building access**-Siby indicates ½" screens being installed over external vents.
- 2. Parking improvements**-Siby will be able to do (2) front end caps this year. He will try to fit in one additional side this year and remainder will be finished in 2022.
- 3. Gazebos**-Siby still waiting new Plaza gazebo delivery which is overdue. It will be installed on pads with connecting walkway/ramp. Separate new slab will allow for a grille. GVT Gazebo will be repaired by CDS with new railings and seats.
- 4. Elevators**-Physical replacement to start late March. Goal is to shutdown only one elevator at a time for a month but in reality there may be more than one elevator shutdown at the same time.
- 5. Plaza landscape/drainage**-Surveying/engineering firm now constructing new drainage plan. When received Siby will put plan out for bid. He expects a late Spring completion.
- 6. Ponds**-New contractor starting this month. Siby expects water quality improvements will start to be visible in 1 to 2 months.

Chairman Atkins adjourned the meeting at 2:00 p.m.

The next monthly meeting will be **April 8th at 1 p.m. in the Club Room.**

Respectfully submitted,
Doug Atkins, Chairman/Secretary

Maintenance Committee Database Report

03/18/2021 Rev C

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 4/2021
2 09-Jul-20	Circle Sidewk	Side walk depressed and cracked. Water now collects on adjacent panel.	ECD 3/2021
3 09-Aug-20	Post Office Space	(Picture 2) End of bumper broken (R/H end of bumper needs repair)	4/2021 Maj Proj
4 09-Aug-20	Walkway End	(Picture 3) End of bumper broken and metal rod sticking up	4/2021 Maj Proj
		<i>(The concrete bumper next to the walkway from the Marketing parking lot is broken)</i>	
5 09-Aug-20	GVT 6 & 8	Front door call box screen dark and unreadable. 6 needs new bd./8 illumination	ECD 4/2021
6 8-Oct-20	GVT Pond	Scum with 8" grass growing on top (grass is gone but scum exists). Starts 3/12	ECD 5/2021
7 8-Oct-20	Entry #3	Outside door to the stairs needs sanding and painting- is rusted	ECD 3/2021
8 10-Dec-20	7th flr N stairwell	Top of the stairwell needs repair/repaint Honey comb in concert	No Action
		OPEN PROJECTS	
9 8-Aug-19	GVT Circle	Paved walkway needed from Shuffleboard Courts to west roadway.	ECD 4/2021
10 20-Feb-20	Kitchen Wall	Exhaust pipe extension not installed	ECD 03/2021
11 09-Jul-20	Kit Driveway	Grate needs work	ECD 03/2021
12 09-Aug-20	Covered Parking	(Pict 6) Only 1st row has gutters/down spouts. Need other rows done	ECD 6/2021
13 09-Aug-20	Plaza Circle	(Pic 7) Single painted directional arrow is insufficient (see suggestion)	ECD 4/2021
14 09-Aug-20	Outside Nile	run off from pipe needs to be channeled into French drain	TBD
15 09-Aug-20	Outside Jade	run off from pipe needs to be channeled into French drain	TBD
16 09-Aug-20	C Stairwell	Between levels 1, 2 & 3–Need paint touch up /B side done/middle	ECD 4/2021
17 09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5– need paint touch up/B side done/middle	ECD 4/2021
18 09-Aug-20	B/C Ctr Stairs	Railings need painting most levels/B side done/middle	ECD 4/2021
19 09-Aug-20	PW	rear parking area curbing has been hit and broken up	ECD 4/2021
20 8-Oct-20	behind Plaza	Wooden fence needs repair or replacement.	ECD 03/2021

21	8-Oct-20	GVT Fit Center	Handicap plate switch on door to W. parking not working.	ECD 04/2021
22	10-Dec-20	GVT 5	Stairwell-scapes on doors & walls	ECD 3/2021
23	10-Dec-20	GVT 9	Ceiling outside 303 needs ceiling stain from leak repaired	ECD 3/2021
24	10-Dec-20	GVT 9	Garages 303,307B,and 301J need clean up from rust and touch up paint	ECD 3/2021
			NEW PROJECTS	
25	14-Jan-21	GVT 7	Entryway northside cart garage closest to road has rotten molding on	
		↓	lower R/H side of doorframe needs replacement piece/repaint.	In progress
26	14-Jan-21	GVT Gazebo	Many rotten boards and water running through it . This is a repeat item .	ECD 3/2021
27	14-Jan-21	GVT Pool	Card reader on women's restroom door does not work .	Gary B.
28	14-Jan-21	GVT 7	Water softener not working.	ECD 3/2021
29	18-Feb-21	GVT 7	Repair 1st floor hallway carpet edging strip is raised below bulletin board.	ECD 3/2021
30	18-Feb-21	PW	Many masks/plastic bottles on ground on lower PW parking lot southside.	Daily clean up
31	18-Feb-21	GVT 5	Trash room on the third floor is very rusty and needs to be painted.	ECD 3/2021
32	18-Feb-21	GVT 6	Trash room on 3rd floor is rusty and needs to be painted.	ECD 3/2021
33	18-Feb-21	GVT 8	3rd floor trash room door difficult to open door and it slams shut. Exhaust fan problem.	Siby w/ Cortez
34	18-Feb-21	E & C wings	mold on various lanais (see detail pictorial report for locations and extent)/ Pressure Washing mold on various l	ECD 3/2021
35	18-Feb-21	various	damage to stucco by heavy equip used to repair gutters?(see pic. Rept)	ECD 4/2021
36	18-Feb-21	Plaza Ext.	Various splash pads under gutters misdirecting gutter water towards found.	
37	18-Feb-21	Door 3	rust damage at base of door (see Pictorial report)	ECD 4/2021
38	18-Feb-21	Mold var. locs.	See pictorial report. Pressure washing starts March	ECD 3/2021
39	18-Feb-21	DE-A exit hall	Junk stored. Dirty. See attached report.	ECD 3/2021
40	18-Feb-21	Garden ornaments	ornamental structures should be routinely cleaned. See attached report. In progressive	ECD 3/2021
41	18-Feb-21	BC-A exit hall	Egress blocked by junk. Cinder blocks, cardboard trash!	ECD 3/2021
42	18-Feb-21	121 lanai	hole at bottom of trim. Looks like critter hole.	ECD 3/2021
43	18-Feb-21	118C lanai	trim split, mold?	ECD 3/2021
44	18-Feb-21	landscaping 113	standing water has killed many plants. Need attention (see pict. report)	ECD 3/2021
45	18-Feb-21	railing of pool	jagged hand rail could tear flesh. Open to rusting (See pictorial report)	ECD 3/2021
46	18-Feb-21	Pool windows	rusting after extensive water assault from formerly broken gutter (see pix)	Siby

47	18-Feb-21	various locations	rust (see pictorial report)	ECD 4/2021
48	18-Feb-21	Stairwell E	At bottom to the right of door paint is peeling	
49	11-Mar-21	B/C 7th Floor	7C Hallway warm - check A/C	
50	11-Mar-21	B/C 7th Floor	Scuff mark on wall between 702B and 704B	
51	11-Mar-21	B/C 7th Floor	Gouge on wall between 617C and elevator hallway	
52	11-Mar-21	B/C 6' Floor	Gouge on wall between 517C and elevator hallway	
53	11-Mar-21	B/C 5' Floor	Gouge on wall left side of Resident storage room door	
54	11-Mar-21	B/C 4' Floor	Gouge and scrape on left side of hallway to elevators	
55	11-Mar-21	B/C 2 Floor	Three bi-fold doors and one bed frame abandoned in 2 B/C Trash room	
56	11-Mar-21	B/C 2 Floor	2B Hallway warm - check A/C	
57	11-Mar-21	B/C 2nd Floor	Ceiling light between 104B and 106B has one tube out	
58	11-Mar-21	Plaza exterior	mold: lanais & var.(see detail pictorial report all locations and extent)	
59	11-Mar-21	B/C 4 th Floor	Gouge on near 411B between 411B and 413B	
60	11-Mar-21	B/C 3 rd Floor	Trash room wall by light switch needs paint touch up	
61	11-Mar-21	B/C 2 nd Floor	Heavy damage to corridor corner Apt 222C	
62	11-Mar-21	B/C 1 st Floor	Door frame on 1C Mechanical room needs paint touch up	
63	11-Mar-21	B/C 1 st Floor	Gouge on wall between 116C and 118C	
64	11-Mar-21	B/C 1 st Floor	Two Gouges on wall between 107B and 105B	
65	11-Mar-21	B/C 1 st Floor	Gouge on wall between Door 6 and Marketing office	
66	11-Mar-21	E. Stairway	at the top, missing one foot of caulk	
67	11-Mar-21	D & E stairwells	numerous carpet stains	
68	11-Mar-21	D & E starwells	missing many flourescent light covers	
69	11-Mar-21	5N stairwell Lndg	patch missing on the wall	
70	11-Mar-21	GVT 8	Window Sill Repair Needs to be painted, E Side of Bldg., Outside Apt 207	
71	11-Mar-21	GVT 8	Needs Power Washing, N Side of Bldg. (incld Golf Cart Garages) and W side outside 207	
72	11-Mar-21	GVT 7 & 8	Both Water Softeners, Btw Bldg. 7&8, Both Tops Are Not Properly Installed	
73	11-Mar-21	GVT 8	2 Emergency Lights not work, S. Stairwell, 2nd Floor & N Stairwell 1st Floor	
74	11-Mar-21	GVT 8	Ceiling damaged around light, 1st Floor Hall, S end of bldg, near door 207K	
75	11-Mar-21	GVT 8	Weeds Around Bldg. 8 Need To Be Sprayed/Removed. See loc Email to LaVinia	

76	11-Mar-21	GVT 8	Touch-up Paint Need at Four Locations. See Email to LaVinia for locations	
77	11-Mar-21	GVT Gazebo	2 Propane Grills Missing at GVT Gazebo, But We Have Three Propane Tanks	
78	11-Mar-21	GVT 7	Cart Door Frame, Piece of Wood Frame Missing, N End Bldg., Facing South, Closest to Street	
79	11-Mar-21	GVT 7	Trim Hibiscus, E Side Bldg., Btw Apt 102 and 104, Hibiscus is reaching 2nd Floor	
80	11-Mar-21	GVT 8	Light in key entry panel not visible at night. No solution other than adding	
81	11-Mar-21	GVT 8 & 9	Reduce fan speed in trash room on 3rd floor	
82	11-Mar-21	GVT 9	Observed Front stand alone lantern by main entrance is still unlit at night even	
83	11-Mar-21	GVT 9	Touch up painting reqd in trash room, on door frames and walls for 1st floor	
84	11-Mar-21	GVT 9	All stairs and landings require cleaning and touch up paint	
85	11-Mar-21	GVT 9	Ceiling outside 303 needs stain from roof leak repaired	
86	11-Mar-21	GVT 9	All trash room walls need cleaning, gouge repairs and paint touch up	
87	11-Mar-21	GVT 9	Door at North Exit does not close tightly	
88	11-Mar-21	GVT 9	Replace strip on door frame that seals apartment 201	
89	11-Mar-21	GVT 9	First floor Chair rail needs repair and painting at garage 203 P & 205 Q	
			LANDSCAPPING PROJECTS	
90	14-Jan-21	GVT 5	Large root next a propane tank needs to be removed	ECD 3/2021
91	18-Feb-21	GVT 6	Front Circle has large ruts in grass. Needs border or more asphalt.	ECD 4/2021
92	11-Mar-21	Front of Plaza	Pine trees dying or otherwise, dropping limbs. Please cut these down.	
93	11-Mar-21	Outside 113	dying landscaping now dead. Please hold funeral, wake, and replanting!	
			PROJECTS COMPLETED SINCE LAST MEETING	
94	09-Aug-20	D/E Wings	Repair wall in north stairwell near door.	Done
95	09-Aug-20	GVT 9	Touch up painting req. on 1st floor door frames and walls (2-3 done).	Done
96	10-Dec-20	GVT 9	Door at North Exit does not close tightly.	Done
97	10-Dec-20	2nd Floor Deck	Tables disintegrating (tops broken/bottoms rusty). Chair cushions molded.	Done
98	20-Feb-20	GVT 5, 7-8	Replace missing white picket fences around water softeners to hide from view.	Done
99	09-Jul-20	Kitchen Wall	Grease box splashes	Done
100	10-Dec-20	GVT 9	Grages 303,307B and 301J need clean up from rust and touch up paint	Duplicate
101	18-Feb-21	GVT 9	Door at North Exit does not close tightly	Duplicate

102	18-Feb-21	GVT 9	Replace strip on door frame that seals apartment 201	Done
103	18-Feb-21	GVT 9	First floor Chair rail needs repair and painting at garage 203 P and at garage 205 Q	Done
104	18-Feb-21	Behind Kitchen	mold on various lanais (see detail pictorial report for locations and extent)/ Pressure Washing mold on various l	Done
105	18-Feb-21	behind Kitchen	doors to generator should be closed, locked. They are rusty.	Done
106	18-Feb-21	7 th FloorB/C 7 th F	Exposed broken pipe reported almost 1 year ago. Time to fix!!	Done
107	18-Feb-21	7 th FloorB/C 7 th F	Scuff mark on wall between 702B and 704B	Done
108	18-Feb-21	6 th FloorB/C 6 th F	Gouge on wall between 617C and elevator hallway	Done
109	18-Feb-21	5 th FloorB/C 5 th F	Gouge on wall between 517C and elevator hallway	Done
110	18-Feb-21	4 th FloorB/C 4 th F	Gouge on wall left side of Resident storage room door	Done
111	18-Feb-21	oorB/C 2 nd FloorB/	Gouge and scrape on left side of hallway to elevators	Done
112	18-Feb-21	oorB/C 2 nd FloorB/	Three bi-fold doors and one bed frame abandoned in 2 B/C Trash room	Done
113	18-Feb-21	B/C 2nd Floor	2B Hallway warm – check A/C	Done
114	18-Feb-21	oorB/C 1 st FloorB/	Ceiling light between 104B and 106B has one tube out	Done
115	18-Feb-21	D/E 5th Floor	Laundry room has loose ceiling tile.	Done
116	18-Feb-21	2E	Stains on stairwell carpet.	Done
117	18-Feb-21	GVT 6	At bottom to the right of door paint is peeling	Done
118	18-Feb-21	GVT 6	Trash room on 3rd floor is rusty and needs to be painted.	Done
119	09-Aug-20	GVT 5 & 6	Bushes between parking are dead with debris harboring snakes.	Done
120	18-Feb-21	PW	South lower pkg lot has 5' green utility box with 3' weed eastside.	Done
121	18-Feb-21	GVT 6	Frame repair on middle golf cart garage North side still not painted.	Done
122	18-Feb-21	Behind Kitchen	grease dump is an eyesore, safety & health issue. Needs attention! See report	Done
123	18-Feb-21	Grille wall	electrical boxes need attention (see pictorial report)	Done
124	18-Feb-21	near door 1	torn rubber sleeve on gutter (see report)	Done