



RAC Maintenance Committee Meeting

April 8, 2021 at 1 p.m.

Club Room

Chairman Atkins called the Maintenance Committee (MC) meeting to order at 1:01 p.m.

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

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

Hard copies of the updated 3/18/21 Database Report (DB) Rev D were provided to MC members by Siby. All open issues were reviewed. Some duplicates were removed and some ECD dates revised. Siby and his staff completed (49) previously open projects. Good job!

Committee members overviewed with Siby new issues discovered in this month's audit. They will be added to the April DB Report.

Siby reviewed a number of projects answering questions from members:

1. **Ponds**-New water treatment contractor completed 1st treatment on March 11th. Expect visible appearance improvement is a couple of months.
2. **Parking improvements**-Siby securing bids for "run off" parking by Doors #2 & #5. He is also getting County permits for parking along Amer Eagle Blvd. This project will be working into 2022. Bob Cobe is coordinating with Siby on updates.
3. **Gazebos**- Plaza gazebo in place wkg with completion in 2-3 weeks. GVT Gazebo rebuild almost complete by CDS with new railings and seats. Painting completes by May.
4. **Elevators**-Elevator #3 replacement working to schedule.
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. **GVT Water Softeners**-GVT #7 periodically leaking and water is still hard. Hardness of other softeners should be measured.
7. **Landscaping Issues**-Many of these issues need better tracking. Border plants scheduled to be replaced by end June.

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

The next monthly meeting will be **May 13th at 1 p.m. in the Club Room.**

Respectfully submitted,

Doug Atkins, Chairman/Secretary

Maintenance Committee Database Report

4/8/2021

	DATE	LOCATION	PROBLEM	Action/ECD
			PROJECTS REPORTED COMPLETE BUT STILL OPEN	
1	09-Jul-20	Circle Sidewk	Side walk depressed and cracked. Water now collects on adjacent panel.	4/30/21
2	09-Aug-20	Post Office Space	(Picture 2) End of bumper broken (R/H end of bumper needs repair)	4/2021 Maj Proj
3	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>	
4	09-Aug-20	GVT 6 & 8	Front door call box screen dark and unreadable. 6 comp, 8 and all others to be fixed	6 Done/8 in process
5	8-Oct-20	GVT Pond	Scum with 8" grass growing on top (grass is gone but scum exists). Starts 3/12	5/31/21
6	8-Oct-20	Entry #3	Outside door to the stairs needs sanding and painting- is rusted	4/30/21
			OPEN PROJECTS	
7	8-Aug-19	GVT Circle	Paved walkway needed from Shuffleboard Courts to west roadway.	4/30/21
8	09-Aug-20	Covered Parking	(Pict 6) Only 1st row has gutters/down spouts. Need other rows done	6/30/21
9	09-Aug-20	Plaza Circle	(Pic 7) Single painted directional arrow is insufficient (see suggestion)	4/30/21
10	09-Aug-20	Outside Nile	run off from pipe needs to be channeled into French drain	TBD
11	09-Aug-20	Outside Jade	run off from pipe needs to be channeled into French drain	TBD
12	09-Aug-20	C Stairwell	Between levels 1, 2 & 3–Need paint touch up /B side done/middle	4/30/21
13	09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5– need paint touch up/B side done/middle	4/30/21
14	09-Aug-20	B/C Ctr Stairs	Railings need painting most levels/B side done/middle	4/30/21
15	09-Aug-20	PW	rear parking area curbing has been hit and broken up	4/30/21
16	10-Dec-20	GVT 5	Stairwell-scapes on doors & walls	4/30/21
			NEW PROJECTS	
17	14-Jan-21	GVT Gazebo	Many rotten boards and water running through it . Working.	4/30/21
18	18-Feb-21	PW	Many masks/plastic bottles on ground on lower PW parking lot southside.	Chris wkg prob
19	18-Feb-21	GVT 5	Trash room on the third floor is very rusty and needs to be painted.	4/30/21
20	18-Feb-21	GVT 6	Trash room on 3rd floor is rusty and needs to be painted.	4/30/21
21	18-Feb-21	GVT 8	3rd floor trash room door difficult to open door and it slams shut. Exhaust fan problem.	Siby w/ Cortez

22	18-Feb-21	various	damage to stucco by heavy equip used to repair gutters?(see pic. Rept)	4/30/21
23	18-Feb-21	Plaza Ext.	Various splash pads under gutters misdirecting gutter water towards found.	In Progress
24	18-Feb-21	Door 3	rust damage at base of door (see Pictorial report)	4/30/21
25	18-Feb-21	Atrium	Light on Poet Tree not working	
26	8-Apr-21	Atrium	Grandfather clock is not working	
27	18-Feb-21	railing of pool	jagged hand rail could tear flesh. Open to rusting (See pictorial report)	5/15/21
28	18-Feb-21	Pool windows	rusting after extensive water assault from formerly broken gutter (see pix)	4/30/21
29	18-Feb-21	Stairwell E	At bottom to the right of door paint is peeling	4/30/21
30	11-Mar-21	B/C 7th Floor	Gouge on wall between 617C and elevator hallway	4/30/21
31	11-Mar-21	B/C 6' Floor	Gouge on wall between 517C and elevator hallway	4/30/21
32	11-Mar-21	B/C 5' Floor	Gouge on wall left side of Resident storage room door	4/30/21
33	11-Mar-21	B/C 4' Floor	Gouge and scrape on left side of hallway to elevators	4/30/21
34	11-Mar-21	B/C 4 th Floor	Gouge on near 411B between 411B and 413B	4/30/21
35	11-Mar-21	B/C 3 rd Floor	Trash room wall by light switch needs paint touch up	4/3/21
36	11-Mar-21	B/C 2 nd Floor	Heavy damage to corridor corner Apt 222C	4/30/21
37	11-Mar-21	B/C 1 st Floor	Door frame on 1C Mechanical room needs paint touch up	4/30/21
38	11-Mar-21	B/C 1 st Floor	Gouge on wall between 116C and 118C	4/30/21
39	11-Mar-21	B/C 1 st Floor	Two Gouges on wall between 107B and 105B	4/30/21
40	11-Mar-21	B/C 1 st Floor	Gouge on wall between Door 6 and Marketing office	4/30/21
41	11-Mar-21	E. Stairway	at the top, missing one foot of caulk	4/30/21
42	11-Mar-21	5N stairwell Lndg	patch missing on the wall	4/30/21
43	11-Mar-21	GVT 8	Window Sill Repair Needs to be painted, E Side of Bldg., Outside Apt 207	4/30/21
44	11-Mar-21	GVT 8	Needs Power Washing, N Side of Bldg. (incld Golf Cart Garages) and W side outside 207	Power washing 4/21
45	11-Mar-21	GVT 8	Touch-up Paint Need at Four Locations. See Email to LaVinia for locations	4/30/21
46	11-Mar-21	GVT 9	Touch up painting reqd in trash room, on door frames and walls for 1st floor	4/30/21
47	11-Mar-21	GVT 9	All stairs and landings require cleaning and touch up paint	4/30/21
48	11-Mar-21	GVT 9	All trash room walls need cleaning, gouge repairs and paint touch up	4/30/21
49	8-Apr-21	GVT 7	Water softener is still not working properly.	
50	8-Apr-21	GVT Pool	The Spa jets continue to run when not shut off properly	
51	8-Apr-21	GVT 5	Dead bushes behind apt. 104 against bldg.	

52	8-Apr-21	GVT 5	Large box of X-mas décor in foyer. (Suzy)	
53	8-Apr-21	GVT 5	Foyer and elevator floors dirty	
54	8-Apr-21	GVT 5	1st floor south stairwell very dirty	
55	8-Apr-21	GVT 6	Trash room on 3rd floor is rusty and needs to be painted. Very dirty.	
56	8-Apr-21	GVT 6	Hole and stain on wall across from 2nd floor elevator	
57	8-Apr-21	B/C 7 th Floor	Gouge on wall between Resident Storage and B Hallway doors	
58	8-Apr-21	B/C 7 th Floor	Scrape on corridor wall left of 715B door	
59	8-Apr-21	B/C 5 th Floor	Gouge on wall between 524C and 522C	
60	8-Apr-21	B/C 4th Floor	Gouge on wall between 414B and 412B	
61	8-Apr-21	B/C 4th Floor	Gouge on wall between 405B and 403B	
62	8-Apr-21	B/C 2nd Floor	Check 2B A/C -Hallway warm	
63	8-Apr-21	B/C 2nd Floor	HUGE scrape on wall close to 211B	
64	8-Apr-21	B/C 2nd Floor	Gouges on hallway walls (both sides) from 202B to Hallway doors	
65	8-Apr-21	B/C 2nd Floor	2B Hallway door has large scrape	
66	8-Apr-21	B/C 1st Floor	Scrape on corridor wall right side of 105B door	
67	8-Apr-21	B/C 1st Floor	Fire in Aptl 122 has left burned carpet in hallway. Needs repair per A. Hurlbrink	
68	8-Apr-21	Plaza exterior	damage to stucco (see Apr. Pictorial Rept)	
69	8-Apr-21	behind Plaza	splintery, sticky wooden benches need repair or replace (see pict. Report)	
70	8-Apr-21	DE-A exit hall	New junk	
71	8-Apr-21	outside 150	Rusted open electrical box. See pictorial report	
72	8-Apr-21	Pool Outdoor Deck	Rusted windows. See pictorial Report	
73	8-Apr-21	BC-A exit hall	egress blocked by new junk.	
74	8-Apr-21	SW kitchen wall	Smashed gutter outlet on kitchen wall (See Apr. pictorial report)	
75	8-Apr-21	Auditorium	Ceiling vents need to be cleaned. Crud hanging down from some.	
76	8-Apr-21	GVT 8	Wasp nests need spray/removal, golf cart garage doors, north end of bldg.	
77	8-Apr-21	GVT 7 & 8	Two benches need paint, north end of bldgs. in grass, in front of golf cart garages	
78	8-Apr-21	GVT 7	Garage door dented, front side of bldg., south side of entrance, middle door.	
79	8-Apr-21	GVT 7	Wasp nests need spray/removal, golf cart garage doors, both N & S ends of bldg.	
80	8-Apr-21	GVT 7	Paint touchup, wall outside garage door, front of bldg., right side, middle door	

LANDSCAPPING PROJECTS

81	18-Feb-21	GVT 6	Front Circle has large ruts in grass. Needs border or more asphalt.	4/30/21
82	11-Mar-21	Outside 113	Dying landscaping is now removed. Need replacement landscaping	
83	8-Apr-21	GVT 7	R/H side of entryway-vine growing up palm trunk/remove old variegated plants near walk	
84	8-Apr-21	across from D 2	Cactus has one dead side. See pictorial report and comments	
85	8-Apr-21	various	invasive flowering vine. See pictorial report (Grows fast!)	
86	8-Apr-21	GVT 8	Bushes - missing, behind & beside hibiscus bush outside Apts 104 & 102	
87	8-Apr-21	GVT 8	Weeds around bldg need spray/removal, including growing up window Apt 104	
88	8-Apr-21	GVT 7 & 8	Bushes - dead & dying, near water softeners btw bldgs. 7 & 8	
89	8-Apr-21	GVT 7 & 8	Weeds need spray/removal, in shrub beds around water softeners btw bldgs. 7&8	
			PROJECTS COMPLETED SINCE LAST MEETING	
90	8-Oct-20	GVT 9	Front stand alone lantern by main entrance is still unlit at night-	Done
91	10-Dec-20	7th flr N stairwell	Top of the stairwell needs repair/repaint Honey comb in concrete	No Action
92	20-Feb-20	Kitchen Wall	Exhaust pipe extension not installed	Done?
93	09-Jul-20	Kit Driveway	Grate needs work	No Action
94	8-Oct-20	behind Plaza	Wooden fence needs repair or replacement.	Done
95	8-Oct-20	GVT Fit Center	Handicap plate switch on door to W. parking not working.	Done
96	10-Dec-20	GVT 9	Ceiling outside 303 needs ceiling stain from leak repaired	Done
97	10-Dec-20	GVT 9	Garages 303,307B,and 301J need clean up from rust and touch up paint	Done
98	14-Jan-21	GVT 7	Entryway northside cart garage closest to road has rotten molding on	
99		↓	lower R/H side of doorframe needs replacement piece/repaint.	Done
100	14-Jan-21	GVT Pool	Card reader on women's restroom door does not work .	Done
101	14-Jan-21	GVT 7	Water softener not working.	Done
102	18-Feb-21	GVT 7	Repair 1st floor hallway carpet edging strip is raised below bulletin board.	Done
103	18-Feb-21	E & C wings	mold on various lanais (see detail pictorial report for locations and extent)/ Pressure Washing mold on various	Done
104	18-Feb-21	Mold var. locs.	See pictorial report. Pressure washing starts March	Done
105	18-Feb-21	DE-A exit hall	Junk stored. Dirty. See attached report.	Done
106	18-Feb-21	Garden ornaments	ornamental structures should be routinely cleaned. See attached report. In progressive	Done
107	18-Feb-21	BC-A exit hall	Egress blocked by junk. Cinder blocks, cardboard trash!	Done
108	18-Feb-21	121 lanai	hole at bottom of trim. Looks like critter hole.	Done
109	18-Feb-21	118C lanai	trim split, mold?	Done

110	18-Feb-21	landscaping 113	standing water has killed many plants. Need attention (see pict. report)	Done
111	18-Feb-21	various locations	rust (see pictorial report)	Done
112	11-Mar-21	B/C 7th Floor	7C Hallway warm - check A/C	Done
113	11-Mar-21	B/C 7th Floor	Scuff mark on wall between 702B and 704B	Done
114	11-Mar-21	B/C 2 Floor	Three bi-fold doors and one bed frame abandoned in 2 B/C Trash room	Done
115	11-Mar-21	B/C 2 Floor	2B Hallway warm - check A/C	Done
116	11-Mar-21	B/C 2nd Floor	Ceiling light between 104B and 106B has one tube out	Done
117	11-Mar-21	Plaza exterior	mold: lanais & var.(see detail pictorial report all locations and extent)	Done
118	11-Mar-21	D & E starwells	missing many flourescent light covers/ all covers are off not replacing	Done
119	11-Mar-21	GVT 7 & 8	Both Water Softeners, Btw Bldg. 7&8, Both Tops Are Not Properly Installed	Done
120	11-Mar-21	GVT 8	2 Emergency Lights not work, S. Stairwell, 2nd Floor & N Stairwell 1st Floor	Done
121	11-Mar-21	GVT 8	Ceiling damaged around light, 1st Floor Hall, S end of bldg, near door 207K	Done
122	11-Mar-21	GVT 8	Weeds Around Bldg. 8 Need To Be Sprayed/Removed. See loc Email to LaVinia	Done
123	11-Mar-21	GVT Gazebo	2 Propane Grills Missing at GVT Gazebo, But We Have Three Propane Tanks	Done
124	11-Mar-21	GVT 7	Cart Door Frame, Piece of Wood Frame Missing, N End Bldg., Facing South, Closest to Stre	Done
125	11-Mar-21	GVT 7	Trim Hibiscus, E Side Bldg., Btw Apt 102 and 104, Hibiscus is reaching 2nd Floor	Done
126	11-Mar-21	GVT 9	Observed Front stand alone lantern by main entance is still unlit at night even	Done
127	11-Mar-21	GVT 9	Ceiling outside 303 needs stain from roof leak repaired	Done
128	11-Mar-21	GVT 9	Door at North Exit does not close tightly	Done
129	11-Mar-21	GVT 9	Replace strip on door frame that seals apartment 201	Done
130	11-Mar-21	GVT 9	First floor Chair rail needs repair and painting at garage 203 P & 205 Q	Done
131	14-Jan-21	GVT 5	Large root next a propane tank needs to be removed	Done
132	11-Mar-21	Front of Plaza	Pine trees dying or othewise, dropping limbs. Please cut these down.	Done