



RAC Maintenance Committee Meeting

May 13, 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, Jean Aronson, 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,

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

Hard copies of the updated 4/8/21 Database Report (DB) were provided to MC members by Siby. All issues were reviewed. Some duplicates were removed and some ECD dates revised. Siby and his staff did a great job in completing (61) previously open projects.

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

Siby reviewed a number of projects answering questions from members:

- 1. Parking improvements-** Siby is waiting County permits for crater fill-in and parking along Amer Eagle Blvd. This project will be working into 2022. Bob Cobe is coordinating with Siby on updates.
- 2. Ponds-** New contractor 3 steps into 4-step corrective action program started mid March. GVT pond was improving but deteriorated some in the last couple of very hot weeks.
- 3. Gazebos-** Plaza gazebo is complete. GVT Gazebo only requires painting and new small table which should be complete end May.
- 4. Elevators-** B/C Elevator #3 replacement is done. #2 replacement is on schedule.
- 5. Plaza landscape/drainage-** Surveying/engineering firm plan now out for bid. All work including American Eagle Dr. expected to be complete by end 2021.
- 6. GVT Water Softeners-** GVT water softeners currently working although back flushing timing may need adjustment.
- 7. Golf Cart Garage Replacement-** Sarah suggested a meeting with involved residents be scheduled to get user input.
- 8. Electric Car Charging Stations-** Bob Cobe offered to work with Siby in planning future stations.

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

The next monthly meeting will be **June 10th at 1 p.m. in the Club Room.**

Respectfully submitted,

Doug Atkins, Chairman/Secretary

Maintenance Committee Database Report

5/13/21

| DATE | LOCATION | PROBLEM | Action/ECD |
|--------------|-------------------|---|----------------|
| | | PROJECTS REPORTED COMPLETE BUT STILL OPEN | |
| 1 09-Aug-20 | Post Office Space | (Picture 2) End of bumper broken (R/H end of bumper needs repair) | 6/30/21 |
| 2 09-Aug-20 | Walkway End | (Picture 3) End of bumper broken and metal rod sticking up | 6/30/21 |
| | | <i>(The concrete bumper next to the walkway from the Marketing parking lot is broken)</i> | |
| 3 8-Oct-20 | GVT Pond | Unightly scum on pond(s). New contractor started 3/21 and has completed 3 of 4-step C/A. | Working |
| 4 14-Jan-21 | GVT Gazebo | Rotten boards and water running through it. Adding table & painting remain. | 5/31/21 |
| 5 8-Apr-21 | GVT 7 | Water softeners is still not working properly. Working 4, 7, and 8 working. | 5/21/21 |
| 6 8-Apr-21 | B/C 2nd Floor | 2B Hallway door has large scrape | |
| 7 8-Apr-21 | B/C 1st Floor | Scrape on corridor wall right side of 105B door | |
| 8 8-Apr-21 | GVT 7 | Garage door dented, front side of bldg., south side of entrance, middle door. | |
| | | OPEN PROJECTS | |
| 9 09-Aug-20 | Covered Parking | (Pict 6) Only 1st row has gutters/down spouts. Need other rows done | 6/30/21 |
| 10 09-Aug-20 | Plaza Circle | (Pic 7) Single painted directional arrow is insufficient (see suggestion) | 6/30/21 |
| 11 09-Aug-20 | Outside Nile | run off from pipe needs to be channeled into French drain | 5/30/21 |
| 12 09-Aug-20 | Outside Jade | run off from pipe needs to be channeled into French drain | 5/30/21 |
| 13 09-Aug-20 | C Stairwell | Between levels 1, 2 & 3–Need paint touch up /B side done/middle | 5/30/21 |
| 14 09-Aug-20 | B/C Ctr Stairs | Between levels 4 & 5– need paint touch up/B side done/middle | 5/30/21 |
| 15 09-Aug-20 | B/C Ctr Stairs | Railings need painting most levels/B side done/middle | 5/30/21 |
| 16 09-Aug-20 | PW | rear parking area curbing has been hit and broken up | 4/30/21 |
| 17 18-Feb-21 | PW | Many masks/plastic bottles on ground on lower PW parking lot southside. | Chris wkg prob |
| 18 18-Feb-21 | GVT 5 | Trash room on the third floor is very rusty and needs to be painted. | 5/30/21 |
| 19 18-Feb-21 | GVT 6 | Trash room on 3rd floor is rusty and needs to be painted. | 5/30/21 |
| 20 18-Feb-21 | GVT 8 | 3rd floor trash room door difficult to open door and it slams shut. Exhaust fan problem. | Siby w/ Cortez |
| 21 18-Feb-21 | various | damage to stucco by heavy equip used to repair gutters?(see pic. Rept) | In Progress |
| 22 18-Feb-21 | Plaza Ext. | Various splash pads under gutters misdirecting gutter water towards found. | In Progress |

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| 23 | 11-Mar-21 | GVT 8 | Touch-up Paint Need at Four Locations. See Email to LaVinia for locations | 5/30/21 |
| 24 | 11-Mar-21 | GVT 9 | Touch up painting reqd in trash room, on door frames and walls for 1st floor | 5/30/21 |
| 25 | 11-Mar-21 | GVT 9 | All stairs and landings require cleaning and touch up paint | 5/30/21 |
| 26 | 11-Mar-21 | GVT 9 | All trash room walls need cleaning, gouge repairs and paint touch up | 5/30/21 |
| 27 | 8-Apr-21 | B/C 1st Floor | Fire in Aptl 122 has left burned carpet in hallway. Needs repair per A. Hurlbri | CDS |
| 28 | 8-Apr-21 | Plaza exterior | damage to stucco (see Apr. Pictorial Rept) | In Progress |
| 29 | 8-Apr-21 | behind Plaza | splintery, sticky wooden benches need repair or replace (see pict. Report) | 5/30/21 |
| 30 | 8-Apr-21 | Auditorium | Ceiling vents need to be cleaned. Crud hanging down from some. | 5/21/21 |
| | | | NEW PROJECTS | |
| 31 | 13-May-21 | Din Rm Hallway | No caulk at bottom of baseboards. Looks unfinished. | |
| 32 | 13-May-21 | 2nd Fl Poetry | The poetry light turns off after reading a few lines. Timer needs adjustmt. | |
| 33 | 13-May-21 | B/C 7 th Floor | Mailbox Apt 727C needs new anchor and screw. | |
| 34 | 13-May-21 | B/C 7 th Floor | Scuff on corridor wall between 723C & 725C | |
| 35 | 13-May-21 | B/C 7 th Floor | Scuff on corridor wall between 717C & 719C | |
| 36 | 13-May-21 | B/C 2 nd Floor | One bulb out entryway light to Apt 210B | |
| 37 | 13-May-21 | B/C 5 th Floor | Scrape/Gouge on corridor wall to elevators | |
| 38 | 13-May-21 | Plaza Exterior | Most mold gone. Worst location behind 138. 127 lanai also still needs work | |
| 39 | 13-May-21 | Plaza Exterior | Various damage to stucco (see May Pictorial Rept) | |
| 40 | 13-May-21 | Plaza Exterior | Outside 121 there are 2 screens on the ground. Up from 1 last month. | |
| 41 | 13-May-21 | Plaza Exterior | Outsided 120 the verticle metal trim split. See pictorial report. | |
| 42 | 13-May-21 | Plaza Exterior | B/C A exit hall egress is cleared but floor needs cleaning | |
| 43 | 13-May-21 | GVT 7 | Bench in front of bldg (southside) badly needs paint (repeat item) | |
| 44 | 13-May-21 | GVT 7 | 2nd floor trash room-new molding over door on inside never painted. | |
| 45 | 13-May-21 | GVT 7 | 1st floor entryway-R/H door of large credenza won't latch, needs adjust | |
| 46 | 13-May-21 | GVT 7 & 8 | Between bldgs-Lg. salt tank lid ajar and will blow off in windstorm. | |
| 47 | 13-May-21 | GVT 8 | Stairwell Door Slams, Adjacent to Apt 201 | |
| 48 | 13-May-21 | GVT 8 | Touch up Paint Needed in Breezeway on N. End of Bldg. See Pix | |
| 49 | 13-May-21 | GVT 8 | Baseboards Separating from Wall, Outside Mech Rms 302 and 102. See Pix | |
| 50 | 13-May-21 | GVT 8 | Wall Damage in Hallway, On 3rd Floor to the Right as Exit Elevator. See Pix | |
| 51 | 13-May-21 | GVT 7 | Stairwell Railing Loose, Adjacent to Stirwell Door, nest to Apt 207 | |

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| 52 | 13-May-21 | GVT 7 | Garage Door Frame Separating from Wall, South End of Bldg. 7. See Pix | |
| 53 | 13-May-21 | GVT 7 | Pipe Broken, North End of Bldg. 7. See Pix | |
| 54 | 13-May-21 | GVT 8 & 9 | Need lines for 3 or 4 new parking spaces using recent additional asphalt. | |
| | | | LANDSCAPPING PROJECTS | |
| 55 | 13-May-21 | Plaza Exterior | Behind Apt 145 there are dead (resident's) plants. Unslightly. Please remove. | |
| 56 | 13-May-21 | GVT sidewalk | The nice new sidewalk by shuffleboard court needs fill along edges. | |
| 57 | 13-May-21 | GVT 6 & 7 | Newly planted parking lot border hedges wilting-not getting enough water | |
| 58 | 13-May-21 | GVT 7 & 8 | Small C & S potted plant laying on ground on south edge water softener | |
| 59 | 13-May-21 | GVT 7 | Three Large Patches of Grass Dying Behind Bldg. 7. See Pix | |
| 60 | 13-May-21 | GVT 5-10 | Large pots in front of bldgs. Now have ground cover plants. Look bad!!! | |
| | | | PROJECTS COMPLETED SINCE LAST MEETING | |
| 61 | 09-Jul-20 | Circle Sidewk | Side walk depressed and cracked. Water now collects on adjacent panel. | Done |
| 62 | 09-Aug-20 | GVT 6 & 8 | Front door call box screen dark and unreadable. All 5 done. | Done |
| 63 | 8-Aug-19 | GVT Circle | Paved walkway needed from Shuffleboard Courts to west roadway. | Done |
| 64 | 10-Dec-20 | GVT 5 | Stairwell-scapes on doors & walls | Done |
| 65 | 18-Feb-21 | Door 3 | rust damage at base of door (see Pictorial report) | Done |
| 66 | 18-Feb-21 | Atrium | Light on Poet Tree not working | Done |
| 67 | 8-Apr-21 | Atrium | Grandfather clock is not working | Done |
| 68 | 18-Feb-21 | railing of pool | jagged hand rail could tear flesh. Open to rusting (See pictorial report) | Done |
| 69 | 18-Feb-21 | Pool windows | rusting after extensive water assault from formerly broken gutter (see pix) | Done |
| 70 | 18-Feb-21 | Stairwell E | At bottom to the right of door paint is peeling | Done |
| 71 | 11-Mar-21 | B/C 7th Floor | Gouge on wall between 617C and elevator hallway | Done |
| 72 | 11-Mar-21 | B/C 6' Floor | Gouge on wall between 517C and elevator hallway | Done |
| 73 | 11-Mar-21 | B/C 5' Floor | Gouge on wall left side of Resident storage room door | Done |
| 74 | 11-Mar-21 | B/C 4' Floor | Gouge and scrape on left side of hallway to elevators | Done |
| 75 | 11-Mar-21 | B/C 4 th Floor | Gouge on near 411B between 411B and 413B | Done |
| 76 | 11-Mar-21 | B/C 3 rd Floor | Trash room wall by light switch needs paint touch up | Done |
| 77 | 11-Mar-21 | B/C 2 nd Floor | Heavy damage to corridor corner Apt 222C | Done |
| 78 | 11-Mar-21 | B/C 1 st Floor | Door frame on 1C Mechanical room needs paint touch up | Done |
| 79 | 11-Mar-21 | B/C 1 st Floor | Gouge on wall between 116C and 118C | Done |

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| 80 | 11-Mar-21 | B/C 1 st Floor | Two Gouges on wall between 107B and 105B | Done |
| 81 | 11-Mar-21 | B/C 1 st Floor | Gouge on wall between Door 6 and Marketing office | Done |
| 82 | 11-Mar-21 | E. Stairway | at the top, missing one foot of caulk | Done |
| 83 | 11-Mar-21 | 5N stairwell Lndg | patch missing on the wall | Done |
| 84 | 11-Mar-21 | GVT 8 | Window Sill Repair Needs to be painted, E Side of Bldg., Outside Apt 207 | Done |
| 85 | 11-Mar-21 | GVT 8 | Needs Power Washing, N Side of Bldg. (incld Golf Cart Garages) and W side outside 207 | Done |
| 86 | 8-Apr-21 | GVT Pool | The Spa jets continue to run when not shut off properly | Done |
| 87 | 8-Apr-21 | GVT 5 | Dead bushes behind apt. 104 against bldg. | Done |
| 88 | 8-Apr-21 | GVT 5 | Large box of X-mas décor in foyer. (Suzy) | Done |
| 89 | 8-Apr-21 | GVT 5 | Foyer and elevator floors dirty | Done |
| 90 | 8-Apr-21 | GVT 5 | 1st floor south stairwell very dirty | Done |
| 91 | 8-Apr-21 | GVT 6 | Hole and stain on wall across from 2nd floor elevator | Done |
| 92 | 8-Apr-21 | B/C 7 ^m Floor | Gouge on wall between Resident Storage and B Hallway doors | Done |
| 93 | 8-Apr-21 | B/C 7 ^m Floor | Scrape on corridor wall left of 715B door | Done |
| 94 | 8-Apr-21 | B/C 5 ^m Floor | Gouge on wall between 524C and 522C | Done |
| 95 | 8-Apr-21 | B/C 4th Floor | Gouge on wall between 414B and 412B | Done |
| 96 | 8-Apr-21 | B/C 4th Floor | Gouge on wall between 405B and 403B | Done |
| 97 | 8-Apr-21 | B/C 2nd Floor | Check 2B A/C -Hallway warm | Done |
| 98 | 8-Apr-21 | B/C 2nd Floor | HUGE scrape on wall close to 211B | Done |
| 99 | 8-Apr-21 | B/C 2nd Floor | Gouges on hallway walls (both sides) form 202B to Hallway doors | Done |
| 100 | 8-Apr-21 | DE-A exit hall | New junk | Done |
| 101 | 8-Apr-21 | outside 150 | Rusted open electrical box. See pictorial report | Done |
| 102 | 8-Apr-21 | Pool Outdoor Deck | Rusted windows. See pictorial Report | Done |
| 103 | 8-Apr-21 | BC-A exit hall | egress blocked by new junk. | Done |
| 104 | 8-Apr-21 | SW kitchen wall | Smashed gutter outlet on kitchen wall (See Apr. pictorial report) | Done |
| 105 | 8-Apr-21 | GVT 8 | Wasp nests need spray/removal, golf cart garage doors, north end of bldg. | Done |
| 106 | 8-Apr-21 | GVT 7 & 8 | Two benches need paint, north end of bldgs. in grass, in front of golf cart garages | Done |
| 107 | 8-Apr-21 | GVT 7 | Wasp nests need spray/removal, golf cart garage doors, both N & S ends of bldg. | Done |
| 108 | 8-Apr-21 | GVT 7 | Paint touchup, wall outside garage door, front of bldg., right side, middle door | Done |
| 109 | 18-Feb-21 | GVT 6 | Front Circle has large ruts in grass. Needs border or more asphalt. | Done |

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| 110 | 11-Mar-21 | Outside 113 | Dying landscaping is now removed. Need replacement landscaping | Done |
| 111 | 8-Apr-21 | GVT 7 | R/H side of entryway-vine growing up palm trunk/remove old varigated plants near walk | Done |
| 112 | 8-Apr-21 | across from D 2 | Cactus has one dead side. See pictorial report and comments | Done |
| 113 | 8-Apr-21 | various | invasive flowering vine. See pictorial report (Grows fast!) | Done |
| 114 | 8-Apr-21 | GVT 8 | Bushes - missing, behind & beside hibiscus bush outside Apts 104 & 102 | Done |
| 115 | 8-Apr-21 | GVT 8 | Weeds around bldg need spray/removal, including growing up window Apt 104 | Done |
| 116 | 8-Apr-21 | GVT 7 & 8 | Bushes - dead & dying, near water softeners btw bldgs. 7 & 8 | Done |
| 117 | 8-Apr-21 | GVT 7 & 8 | Weeds need spray/removal, in shrub beds around water softeners btw bldgs. 7&8 | Done |
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