



RAC Maintenance Committee Meeting

June 10, 2021 at 1 p.m.

Club Room

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

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

The minutes of the 5/13/21 meeting had been approved previously.

Hard copies of the updated 5/13/21 Database Report (DB) were provided to MC members and (5) guests by Siby. All issues were reviewed. Some duplicates were removed and some ECD dates revised. Siby was commended for completing (33) previously open projects.

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

Siby reviewed a number of projects answering questions from members:

- 1. Parking improvements-** Siby is still working with the County for permits for filling in covered parking row end islands and parking along Amer Eagle Blvd. This project will be working into 2022. Bob Cobe is coordinating with Siby on updates.
- 2. Ponds-** Siby is looking into adding additional pumps/aerators for the GVT pond.
- 3. Gazebos-** Plaza gazebo has a few minor safety modifications left. GVT Gazebo only requires painting and new table which should be complete soon.
- 4. Elevators-** Contractor is starting on 3rd elevator. B/C wing will be complete mid-July.
- 5. Plaza landscape/drainage-** Surveying/engineering firm plan is almost complete.
- 6. Golf Cart Garage Replacement-** A meeting with involved residents now scheduled for June 16th.
- 7. Electric Car Charging Stations-** Siby is starting to gather concepts from other retirement communities.

Chairman Atkins adjourned the meeting at 1:55 p.m.

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

Respectfully submitted,

Doug Atkins, Chairman/Secretary

Maintenance Committee Database Report

6/10/21

	DATE	LOCATION	ISSUE/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.	In Progress
4	14-Jan-21	GVT Gazebo	Rotten boards and water running through it. Adding table & painting remain.	In Progress
5	13-May-21	GVT 8	Touch up Paint Needed in Breezeway on N. End of Bldg. See Pix	?
6	18-Feb-21	Stairwell E	At bottom to the right of door paint is peeling (top to bottom).	?
			OPEN PROJECTS	
7	09-Aug-20	Covered Parking	(Pict 6) Only 1st row has gutters/down spouts. Need other rows done	6/30/21
8	09-Aug-20	Plaza Circle	(Pic 7) Single painted directional arrow is insufficient (see suggestion)	6/30/21
9	09-Aug-20	Outside Nile	run off from pipe needs to be channeled into French drain	In Progress
10	09-Aug-20	Outside Jade	run off from pipe needs to be channeled into French drain	In Progress
11	09-Aug-20	C Stairwell	Between levels 1, 2 & 3–Need paint touch up /B side done/middle	In Progress
12	09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5– need paint touch up/B side done/middle	In Progress
13	09-Aug-20	B/C Ctr Stairs	Railings need painting most levels/B side done/middle	In Progress
14	18-Feb-21	GVT 5	Trash room on the third floor is very rusty and needs to be painted.	In Progress
15	18-Feb-21	GVT 6	Trash room on 3rd floor is rusty and needs to be painted.	In Progress
16	18-Feb-21	GVT 8	3rd floor trash room door difficult to open door and it slams shut. Replacing exhaust fans.	Siby w/ Cortez
17	18-Feb-21	various	damage to stucco by heavy equip used to repair gutters?(see pic. Rept)	In Progress
18	18-Feb-21	Plaza Ext.	Various splash pads under gutters misdirecting gutter water towards found.	In Progress
19	8-Apr-21	Auditorium	Ceiling vents need to be cleaned. Crud hanging down from some.	5/21/21
20	13-May-21	Din Rm Hallway	No caulk at bottom of baseboards. Looks unfinished. CDS project.	6/30/21
21	13-May-21	GVT 7	Bench in front of GVT 7 badly needs paint. Siby will replace or scrap.	7/30/21

22	13-May-21	GVT 7	2nd floor trash room-new molding over door on inside never painted.	6/30/21
23	13-May-21	GVT 7	Garage Door Frame Separating from Wall, South End of Bldg. 7. See Pix	In Progress
24	13-May-21	GVT 8 & 9	Need lines for 3 or 4 new parking spaces using recent additional asphalt.	7/30/21
			NEW PROJECTS	
25	10-Jun-21	B/C 7 th Floor	Scuff mark on right side of entryway APT 706B	
26	10-Jun-21	B/C 5 th Floor	Corridor corner damage on right side of APT 517C	
27	10-Jun-21	B/C 4 th Floor	Vent fan in 4B/C restroom is not working	
28	10-Jun-21	B/C 2 nd Floor	Small gouge on wall between corridor doors and Resident storage area	
29	10-Jun-21	B/C 2 nd Floor	Resident storage/trash room needs painting (requested by RAC floor rep)	
30	10-Jun-21	B/C 1 st Floor	Damage to right side hallway door	
31	10-Jun-21	Stairwell E	At bottom of the stairwell, to the right of the door, the paint is peeling	
32	10-Jun-21	Stairwell D	The outside entry door will not unlock from the outside, needs to be rekeyed	
33	10-Jun-21	Behind Am Grille	Rusted Vent near roof (see pictorial report)	
34	10-Jun-21	SW corner near D-1	plants growing out of smashed building corner. (see pix)	
35	10-Jun-21	Gazebo Ramp	planters provide some protection, but ramp still tripping hazard (see pix)	
36	10-Jun-21	SE corner near D-1	rubber sleeve connecting gutter to ground torn badly (See pix)	
37	10-Jun-21	Door 5 rug	Lint on rug outside Door 5 means dryers above need vents cleaned.	
38	10-Jun-21	Atrium	Gaps between baseboards and floor. Need to be caulked or covered.	
39	10-Jun-21	Atrium	Post office niche has a baseboard gouge.	
40	10-Jun-21	Plaza West	At rear near overhead door by HVAC, empty boxes by half full dumpster.	
41	10-Jun-21	GVT Garages	All need outside numbers corresponding to apartment assignments	
42	10-Jun-21	Auditorium	Electrical receptacle near left side of stage needs cover.	
43	10-Jun-21	GVT Gazebo	Two BBQ Grills, But Only One Is Operational. Propane Not Connected. See Pix	
44	10-Jun-21	GVT Gazebo	Three Excess Propane Tanks and Mat need To Be Stored Somewhere Else. See Pix	
45	10-Jun-21	GVT Gazebo	Small Table Not Yet Installed. See Pix.	
46	10-Jun-21	GVT 8	Big Weed, Front of Golf Cart Barn, South End, Under Address Sign, Against Bldg.	
47	10-Jun-21	GVT 8	Down Spout Drain, Missing. Water Drains Back into Bldg., Outside Apt 104. See Pix	
48	10-Jun-21	GVT 8	Touch up Paint Needed, South Stairwell, Lower Wall of Landing, Btw 1st & 2nd Flr	
49	10-Jun-21	GVT 8	Touch up Paint Needed, South Stairwell, on Wall, Going Up From Landing to 2nd Floor	
50	10-Jun-21	GVT 7 & 8	Covers to Both Water Softeners Not Properly Attached. See Pix	

51	10-Jun-21	GVT 7 & 8	Water Softener Closest To Street Leaking Water. See Pix	
52	10-Jun-21	GVT 7	Down Spout Drain, Drains (Tilts) Back into Bldg., Outside Apt 104. See Pix	
			LANDSCAPPING PROJECTS	
53	11-Mar-21	Outside 113	Dying landscaping is now removed. Need replacement landscaping	
54	10-Jun-21	GVT 6 & 7	At the back of shared parking lot, there is poison ivy climbing middle oak.	
55	10-Jun-21	GVT Pool area	Weeds on walkway from street to pickleball cts & st. entrance to pool need spraying	
56	10-Jun-21	Lanai door 133	sprinkler sprays door regularly; has removed paint. Relocate sprinkler.	
57	10-Jun-21	outside 133	large stand of cannas "eaten" by something. Please stop the nibbling	
58	10-Jun-21	N of Mkt. entry	vines taking over shrub (See pictorial report.)	
59	10-Jun-21	GVT sidewalk	Adjacent grass full of anthills resulting in people getting bitten.	
60	10-Jun-21	GVT Green	Several trees, sign posts etc. are missing mulch.	
61	10-Jun-21	GVT Green	Many bald spots in grass.	
62	10-Jun-21	GVT 5 thru 10	Lg. pots in front of garages recently replanted with ground cover. Looks bad.	
			PROJECTS COMPLETED SINCE LAST MEETING	
63	8-Apr-21	GVT 7	Water softeners is still not working properly.	Done
64	8-Apr-21	B/C 2nd Floor	2B Hallway door has large scrape	Done
65	8-Apr-21	B/C 1st Floor	Scrape on corridor wall right side of 105B door	Done
66	8-Apr-21	GVT 7	Garage door dented, front side of bldg., south side of entrance, middle door.	Done
67	09-Aug-20	PW	rear parking area curbing has been hit and broken up	Done
68	18-Feb-21	PW	Many masks/plastic bottles on ground on lower PW parking lot southside.	Done
69	11-Mar-21	GVT 8	Touch-up Paint Need at Four Locations. See Email to LaVinia for locations	Done
70	11-Mar-21	GVT 9	Touch up painting reqd in trash room, on door frames and walls for 1st floor	Done
71	11-Mar-21	GVT 9	All stairs and landings require cleaning and touch up paint	Done
72	11-Mar-21	GVT 9	All trash room walls need cleaning, gouge repairs and paint touch up	Done
73	8-Apr-21	B/C 1st Floor	Fire in Apt 122 left burned carpet in hallway. Needs repair per A. Hurlbrink	Done
74	8-Apr-21	behind Plaza	splintery, sticky wooden benches need repair or replace (see pict. Report)	Done
75	13-May-21	2nd Fl Poetry	The poetry light turns off after reading a few lines. Timer needs adjustmt.	Done
76	13-May-21	B/C 7 th Floor	Mailbox Apt 727C needs new anchor and screw.	Done
77	13-May-21	B/C 7 th Floor	Scuff on corridor wall between 723C & 725C	Done
78	13-May-21	B/C 7 th Floor	Scuff on corridor wall between 717C & 719C	Done

79	13-May-21	B/C 2 nd Floor	One bulb out entryway light to Apt 210B	Done
80	13-May-21	B/C 5 th Floor	Scrape/Gouge on corridor wall to elevators	Done
81	13-May-21	Plaza Exterior	Most mold gone. Worst location behind 138. 127 lanai also still needs work	Done
82	13-May-21	Plaza Exterior	Outside 121 there are 2 screens on the ground. Up from 1 last month.	Done
83	13-May-21	Plaza Exterior	Outsided 120 the verticle metal trim split. See pictorial report.	Done
84	13-May-21	Plaza Exterior	B/C A exit hall egress is cleared but floor needs cleaning	Done
85	13-May-21	GVT 7	1st floor entryway-R/H door of large credenza won't latch, needs adjust	Done
86	13-May-21	GVT 7 & 8	Between bldgs-Lg. salt tank lid ajar and will blow off in windstorm.	Done
87	13-May-21	GVT 8	Stairwell Door Slams, Adjacent to Apt 201	Done
88	13-May-21	GVT 8	Baseboards Separating from Wall, Outside Mech Rms 302 and 102. See Pix	Done
89	13-May-21	GVT 8	Wall Damage in Hallway, On 3rd Floor to the Right as Exit Elevator. See Pix	Done
90	13-May-21	GVT 7	Stairwell Railing Loose, Adjacent to Stirwell Door, nest to Apt 207	Done
91	13-May-21	GVT 7	Pipe Broken, North End of Bldg. 7. See Pix	Done
92	13-May-21	Plaza Exterior	Behind Apt 145 there are dead (resident's) plants. Unslightly. Please remove.	Done
93	13-May-21	GVT sidewalk	The nice new sidewalk by shuffleboard court needs fill along edges.	Done
94	13-May-21	GVT 6 & 7	Newly planted parking lot border hedges wilting-not getting enough water	Done
95	13-May-21	GVT 7 & 8	Small C & S potted plant laying on ground on south edge water softener	Done
96	13-May-21	GVT 7	Three Large Patches of Grass Dying Behind Bldg. 7. See Pix	Done
97	13-May-21	GVT 5-10	Large pots in front of bldgs. Now have ground cover plants. Look bad!!!	Done