



## **RAC Maintenance Committee Meeting**

September 9, 2021 at 1 p.m.

Club Room

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

Members present: Doug Atkins, Tim Broad, Ron Carter, Sarah Jones-Chambers, Bob Cobe, Marty O'Neill, Glenn Spoerl, Jerry Titsworth, Jan Ulics, and Bob Youngblood, (quorum present) and Siby Thadathil (management). Absent: Gene Hemingway, Richard Meredith (excused).

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

Since there was no meeting in August, Doug sent RAC an August status report.

Hard copies of the updated 8/10/21 Database Report (DB) Rev 2 were provided to MC members by Siby. All (38) completed issues were reviewed. Because of time constraints, the special August 8/22/21 Issues Report was not reviewed and will be integrated into the September Database report.

Committee members overviewed with Siby new issues observed in this month's walk arounds. After discussing they will also be added to the September DB Report.

Siby had to leave meeting early because of a budget meeting conflict. Next meeting will include a review of special projects with particular attention to permanent GVT Pond mitigation plan.

Bob Youngblood "volunteered" to contact TECO regarding streetlight out on Upper Creek at FP entrance.

Bob Cobe received special thanks for his instruction signage researched, created and placed in the GVT Fitness Center.

Chairman Atkins adjourned the meeting at 1:48 p.m.

The next monthly meeting will be **October 14<sup>th</sup> at 1 p.m. in the Club Room.**

Respectfully submitted,

Doug Atkins/Jerry Titsworth, Chairman/Secretary

Maintenance Committee Database Report				
9/9/21				
DATE	LOCATION	ISSUE/PROBLEM		Action/ECD
<b>PROJECTS REPORTED COMPLETE BUT STILL OPEN</b>				
1	14-Jan-21	GVT Gazebo	Rotten boards and water running through it. <b>Painting remain.</b>	In Progress - CDS
2	13-May-21	GVT 8	Touch up Paint Needed in Breezeway on N. End of Bldg 8. See Pix	In Progress - CDS
<b>OPEN PROJECTS</b>				
3	09-Aug-20	Plaza Circle	(Pic 7) Single painted directional arrow is insufficient (see suggestion)	9/30/21
4	09-Aug-20	Outside Nile	run off from pipe needs to be channeled into French drain	In Progress - C&S
5	09-Aug-20	C Stairwell	Between levels 1, 2 & 3–Need paint touch up / <b>B side done/middle</b>	In Progress - CDS
6	09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5– need paint touch up/ <b>B side done/middle</b>	In Progress - CDS
7	09-Aug-20	B/C Ctr Stairs	Railings need painting most levels/ <b>B side done/middle</b>	In Progress - CDS
8	18-Feb-21	GVT 8	3rd floor trash room door difficult to open door and it slams shut. Replacing exhaust fans.	9/30/21
9	13-May-21	Din Rm Hallway	No caulk at bottom of baseboards. Looks unfinished.	In Progress - CDS
10	13-May-21	GVT 7	2nd floor trash room-new molding over door on inside never painted.	In Progress - CDS
11	10-Jun-21	B/C 7 <sup>th</sup> Floor	Scuff mark on right side of entryway APT 706B	In Progress - CDS
12	10-Jun-21	B/C 5 <sup>th</sup> Floor	Corridor corner damage on right side of APT 517C	In Progress - CDS
13	10-Jun-21	B/C 2 <sup>nd</sup> Floor	Small gouge on wall between corridor doors and Resident storage area	In Progress - CDS
14	10-Jun-21	B/C 2 <sup>nd</sup> Floor	Resident storage/trash room needs painting (requested by RAC floor rep)	In Progress - CDS
15	10-Jun-21	B/C 1 <sup>st</sup> Floor	Damage to right side hallway door	In Progress - CDS
16	10-Jun-21	Am. Grille rear	Rusted Vent near roof (see pictorial report)	
17	10-Jun-21	GVT Garages	All need outside numbers corresponding to apartment assignments	9/30/21
18	8-Jul-21	Plaza Pool	Patio door needs stopper-Locks people out	
19	8-Jul-21	Plaza Pool	Pool steps-not used R/H & L/H areas/edges of steps get slippery-grip tape?	
20	8-Jul-21	Williamsburg	Emergency door-bottom of frame stained & bottom seal inadequate	
21	8-Jul-21	Nile	Touchup paint-base board between emergency door & chest	In Progress - CDS
22	8-Jul-21	Jade	Room Sign Missing	9/30/21

23	8-Jul-21	Jade	Large gap under emergency door. 3/8" to 1/2"	9/30/21
24	8-Jul-21	B/C 1st Floor	Multiple gouges on elevator hallway wall – Laundry room side	In Progress - CDS
25	8-Jul-21	GVT #5	Southeast corner downspout splash pan broken	
26	8-Jul-21	GVT #6	(3) pillars at front entrance rotting at base wood fascia (termites).	9/30/21
27	8-Jul-21	GVT #6	Second floor hallway carpet soiled-clean or replace.	TBD
28	8-Jul-21	GVT 8	Entrance Post Near Right Wall is Rotting at the Base. <b>(pic)</b>	9/30/21
29	8-Jul-21	GVT 8	Address Sign on South Golf Cart Barn Needs Letters Repainted. <b>(pic)</b>	9/30/21
30	8-Jul-21	GVT 8	Water Softener Cover, Nearest Street, Not Attached Properly. <b>(pic)</b>	Done
31	8-Jul-21	GVT 8	Propane Tank for Generator, not properly maintained -- Rusty. <b>(pic)</b>	9/30/21
32	8-Jul-21	GVT 8	Downspout Extender, at NE Corner, Is Too Short. Water Stay at Foundation. <b>(pic)</b>	9/30/21
33	8-Jul-21	GVT 8	Gutter Not Functioning Properly, Overflowing In Spots, NW Corner, At Roof. <b>(pic)</b>	9/30/21
34	8-Jul-21	GVT 7	Propane Tank for Generator, not properly maintained -- Rusty. <b>(pic)</b>	9/30/21
			<b>LANDSCAPING PROJECTS</b>	
35	11-Mar-21	Plaza exterior	Dying landscaping outside 113 removed. Need replacement landscaping.	
36	8-Jul-21	GVT Pool	Street entrance brickway/stones look terrible + water pools at doorway.	9/30/21
37	9-Sep-21	Plaza exterior	Plant growth removed near curb for gazebo has gone wild.	
38	9-Sep-21	GVT Fit Lot	Unightly large tire ruts soil at north west corner of bldg. Need to rake flat.	
39	9-Sep-21	GVT Fit Ctr	Walkway from fitness center to gazebo has many weeds & overhanging shrubs.	
40	9-Sep-21	GVT 5 & 6	Trees & shrubs at road corner never received new mulch spread earlier.	
41	9-Sep-21	Plaza West	Lower parking lot south edge has overhanging trees that need to be cut.	
			<b>NEW PROJECTS</b>	
42	22-Aug-21	Plaza Pool	Flourescent Light out by exit door	
43	22-Aug-21	Plaza Pool	Can lights above spa flicker/out	
44	22-Aug-21	Plaza Pool	Exit sign needs repair	
45	22-Aug-21	Plaza Pool	Pool “liner” has cracks along uppermost shelf and both stairs	
46	22-Aug-21	Fitness Center	Magnetic stopper for entry door	
47	22-Aug-21	B/C 6 <sup>th</sup> Floor	Hallway to elevators warm-check A/C	
48	22-Aug-21	B/C 3 <sup>rd</sup> Floor	Gouge on wall between 302B and 304B	
49	22-Aug-21	B/C 3 <sup>rd</sup> Floor	3B hallway warm – check A/C	
50	22-Aug-21	B/C 2 <sup>nd</sup> Floor	Gouges (3) on wall by Apt 203B	

51	22-Aug-21	B/C 2 <sup>nd</sup> Floor	Gouge on wall between Apt 214B and Stairwell door	
52	22-Aug-21	B/C 1 <sup>st</sup> Floor	Small wooden bench in hallway outside Apt 113B	
53	22-Aug-21	B/C 1st Floor	Multiple gouges on elevator hallway wall – Laundry room side	
54	22-Aug-21	GVT 7	Emergency Light not illuminate w/ Test Button Pushed. Outside Mech 201	
55	22-Aug-21	GVT 7	Emergency Light not illuminate w/ Test Button Pushed. Outside Mech 307	
56	22-Aug-21	GVT 7	18" Black Mark on Wall Needs Paint Touch-Up, N. Stairwell, Landing BTW 1&2	
57	22-Aug-21	GVT 7	Both Railings Need Paint Touch-Up, N. Stairwell Going Down to Landing BTW 1&2	
58	22-Aug-21	GVT 7	Chipped Paint on Lower Wall Needs Paint Touch-Up, Outside Mech 201	
59	22-Aug-21	GVT 7	Wasp Nest at Garage Door, S. End, Garage Door Nearest E. most Ext Door	
60	22-Aug-21	GVT 8	Door Bolt Stuck in Door, S. Stairwell Door on 1st Flr, Near Garage Door 307C	
61	22-Aug-21	GVT 8	Bricks at Entrance, Overgrown Plants Causing Mold. Trim & Power Wash (pic)	
62	9-Sep-21	Plaza Pool	Flourescent light out by exit door	
63	9-Sep-21	Plaza Pool	Can lights above spa flicker/out	
64	9-Sep-21	Plaza Pool	Exit signs need repair	
65	9-Sep-21	Plaza Pool	Pool "Liner" has cracks along uppermost shelf and both stairs	
66	9-Sep-21	Plaza Fit Ctr	Magnetic stopper needed for entry door	
67	9-Sep-21	D1 Laundry Rm	Plaster near Sink has deteriorated .	
68	9-Sep-21	E1	The door near apt 145 is scuffed .	
69	9-Sep-21	D2	The laundry room sink is pulling away from the wall	
70	9-Sep-21	D3	The plaster around the sink in the laundry room is really deteriorated .	
71	9-Sep-21	D4	The laundry room sink is very loose .	
72	9-Sep-21	D5	The laundry room sink is very loose .	
73	9-Sep-21	E5	Door in storage room is missing a hasp .	
74	9-Sep-21	D5	The exit door has a loose handle.	
75	9-Sep-21	D7	The laundry room sink is not fully attached to the wall .	
76	9-Sep-21	Maui dining	Numerous ceiling lights out and need to be replaced .	
77	9-Sep-21	Plaza exterior	Door 6-Wood closing underside of overhang missing (pic)	
78	9-Sep-21	GVT Pool	Women's restroom towel hook missing beside shower. Reinstall.	
79	9-Sep-21	GVT Gazebo	Newly replaced wood columns have never been painted.	
80	9-Sep-21	GVT 7	Painters dripped white paint weeks ago on south stairwell 1st floor. C/U	

			<b>PROJECTS COMPLETED SINCE LAST MEETING</b>	
81	09-Aug-20	Post Office Space	(Picture 2) End of bumper broken (R/H end of bumper needs repair)	DONE
82	09-Aug-20	Walkway End	(Picture 3) End of bumper broken and metal rod sticking up	DONE
83	18-Feb-21	Stairwell E	At bottom to the right of door, paint is peeling (top to bottom).	Done
84	09-Aug-20	Covered Parking	(Pict 6) Only 1st row has gutters/down spouts. Need other rows done	NO ACTION
85	18-Feb-21	GVT 5	Trash room on the third floor is very musty/rusty and needs to be painted.	Done
86	18-Feb-21	GVT 6	Trash room on 3rd floor is rusty and needs to be painted.	Done
87	18-Feb-21	Plaza exterior	damage to stucco by heavy equip used to repair gutters?(see pic. Rept)	Done
88	13-May-21	GVT 7	Garage Door Frame Separating from Wall, South End of Bldg. 7. See Pix	Done
89	13-May-21	GVT 8 & 9	Need lines for 3 or 4 new parking spaces using recent additional asphalt.	Done
90	10-Jun-21	B/C 4 <sup>th</sup> Floor	Vent fan in 4B/C restroom is not working	Done
91	10-Jun-21	Stairwell E	At bottom of the stairwell, to the right of the door, the paint is peeling	Done
92	10-Jun-21	Stairwell D	The outside entry door will not unlock from the outside, needs to be rekeyed	Done
93	10-Jun-21	GVT 8	Touch up Paint Needed, South Stairwell, Lower Wall of Landing, Btw 1st & 2nd Flr	Done
94	10-Jun-21	GVT 8	Touch up Paint Needed, South Stairwell, on Wall, Going Up From Landing to 2nd Floor	Done
95	8-Jul-21	Plaza Exterior	SW bldg near D-1 corner: plants removed. Smash bigger than before	Done
96	8-Jul-21	Plaza Exterior	Lint on rug outside Door 2 means dryers above need vents cleaned.	Done
97	8-Jul-21	Plaza Pool	Patio gutters need cleaning	Done
98	8-Jul-21	Tea Rose	Touchup paint-wall between table #21 & entrance	Done
99	8-Jul-21	Tea Rose	Pocket door to private dining room inoperable-won't open	Done
100	8-Jul-21	Jade	Wall covering peeling above server computer stand	Done
101	8-Jul-21	Jade	Touchup paint- railing right side of entry door & 1 <sup>st</sup> table	Done
102	8-Jul-21	Jade	Ants along rail	Done
103	8-Jul-21	B/C 6 <sup>th</sup> Floor	Hallway to elevators warm-check A/C	Done
104	8-Jul-21	B/C 3 <sup>rd</sup> Floor	Gouge on wall between 302B and 304B	Done
105	8-Jul-21	B/C 3 <sup>rd</sup> Floor	3B hallway warm – check A/C	Done
106	8-Jul-21	B/C 2 <sup>nd</sup> Floor	Gouges (3) on wall by Apt 203B	Done
107	8-Jul-21	B/C 2 <sup>nd</sup> Floor	Gouge on wall between Apt 214B and Stairwell door	Done
108	8-Jul-21	B/C 1 <sup>st</sup> Floor	Small wooden bench in hallway outside Apt 113B	Done
109	8-Jul-21	GVT 8	Light on Entrance Wall Not Illuminating at Night.	Done

110	8-Jul-21	GVT 8	The generator is not being properly maintained. The side panel is not closed. <b>(pic)</b>	Done
111	8-Jul-21	GVT 7	Wall Near North Breezeway and Garage Need Touch-up Paint. <b>(pic)</b>	Done
112	8-Jul-21	GVT 7 thru 10	Large number of wasps/hornets around main entrances & tunnel walkways.	Done
113	8-Jul-21	GVT 7	Standing water in 3rd floor trash rm (2nd time in 2 wks)-roof door issue?	Done
114	8-Jul-21	GVT Pool	Chaise lounge chair broken and needs replacing.	Done
115	10-Jun-21	N of Mkt. entry	vines taking over shrub (See pictorial report.) <b>Reported still open 7/8/21</b>	Done
116	10-Jun-21	GVT 5 thru 10	Lg. pots in front of garages recently replanted with ground cover. Looks bad.	Done
117	8-Jul-21	GVT	Landscaping around island GVT entry has large unsightly leaf weeds.	DONE
118	8-Jul-21	Plaza West	Lower south parking lot center utility enclosure has lg.weed on W. side	DONE
119	8-Jul-21	all GVT	Many fire ant hills in grass around bldgs/green-need to be treated	DONE