



RAC Maintenance Committee Meeting

October 14, 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, Ron Carter, Sarah Jones-Chambers, Bob Cobe, Glenn Spoerl, Jerry Titsworth, Bob Youngblood, (quorum present) and Siby Thadathil (management). Absent: Gene Hemingway, Richard Meredith, Marty O'Neill, Jan Ulics (all excused).

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

The September meeting minutes were approved via the e-mail process.

Hard copies of the updated 9/9/21 Database Report (DB) were provided to MC members by Siby. There were (38) completed issues. The estimated completion dates on still open issues were reviewed and discussed. Siby indicated that many painting/touchup issues are being delayed by lack of availability of specific matching Sherman-Williams colors.

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

Siby then reviewed the status of major projects. These included parking lot improvements (gradual progress), new elevators (last elevator to be completed in 2-3 weeks, then tweaking remaining issues), Plaza landscape/draining (soliciting 3 bids), GVT pond (investigating 2 added aeration fountains for 2022), GVT security cameras (installed/not functioning), golf cart garage improvements (continuing), and finally, walkways to new Plaza gazebo (working).

One member had suggested moving Committee meeting to the morning. Some members have firm commitments in the morning so meeting time will remain the same.

Chairman Atkins adjourned the meeting at 2:05 p.m.

The next monthly meeting will be **November 11th at 1 p.m. in the Club Room.**

Respectfully submitted,

Doug Atkins/Jerry Titsworth, Chairman/Secretary

Maintenance Committee Database Report				
10/14/2021 Rev1				
DATE	LOCATION	ISSUE/PROBLEM	Action/ECD	
OPEN PROJECTS				
1	13-May-21	GVT 8	Touch up Paint Needed in Breezeway on N. End of Bldg 8. See Pix	In Progress - CDS
2	09-Aug-20	Plaza Circle	(Pic 7) Single painted directional arrow is insufficient (see suggestion)	11/30/21
3	09-Aug-20	Outside Nile	run off from pipe needs to be channeled into French drain	In Progress - C&S
4	09-Aug-20	C Stairwell	Between levels 1, 2 & 3–Need paint touch up /B side done/middle	In Progress - CDS
5	09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5– need paint touch up/B side done/middle	In Progress - CDS
6	09-Aug-20	B/C Ctr Stairs	Railings need painting most levels/B side done/middle	In Progress - CDS
7	18-Feb-21	GVT 8	3rd floor trash room door difficult to open door and it slams shut. Replacing exhaust fans.	12/30/21
8	13-May-21	Din Rm Hallway	No caulk at bottom of baseboards. Looks unfinished.	In Progress - CDS
9	10-Jun-21	B/C 7 th Floor	Scuff mark on right side of entryway APT 706B	In Progress - CDS
10	10-Jun-21	B/C 5 th Floor	Corridor corner damage on right side of APT 517C	In Progress - CDS
11	10-Jun-21	B/C 2 nd Floor	Small gouge on wall between corridor doors and Resident storage area	In Progress - CDS
12	10-Jun-21	B/C 2 nd Floor	Resident storage/trash room needs painting (requested by RAC floor rep)	In Progress - CDS
13	10-Jun-21	B/C 1 st Floor	Damage to right side hallway door	In Progress - CDS
14	10-Jun-21	GVT Garages	All need outside numbers corresponding to apartment assignments	1/30/22
15	8-Jul-21	Nile	Touchup paint-base board between emergency door & chest	In Progress - CDS
16	8-Jul-21	Jade	Room Sign Missing	9/30/21
17	8-Jul-21	Jade	Large gap under emergency door. 3/8" to 1/2" (erroneously reported done)	
18	8-Jul-21	B/C 1st Floor	Multiple gouges on elevator hallway wall – Laundry room side	In Progress - CDS
19	8-Jul-21	GVT #5	Southeast corner downspout splash pan broken	In progress
20	8-Jul-21	GVT #6	(3) pillars at front entrance rotting at base wood fascia (termites).	In Progress
21	8-Jul-21	GVT #6	Second floor hallway carpet soiled-clean or replace.	2022 Capitl
22	8-Jul-21	GVT 8	Entrance Post Near Right Wall is Rotting at the Base. (pic)	In Progress
23	8-Jul-21	GVT 6 & 7	Propane Tank for Generator, not properly maintained -- Rusty. (pic)	11/30/21

			LANDSCAPING PROJECTS	
24	11-Mar-21	Plaza exterior	Dying landscaping outside 113 removed. Need replacement landscaping.	11/30/21
25	8-Jul-21	GVT Pool	Street entrance brickway/stones look terrible + water pools at doorway.	11/30/21
26	9-Sep-21	Plaza exterior	Plant growth removed near curb for gazebo has gone wild.	11/30/21
27	9-Sep-21	GVT 5 & 6	Trees & shrubs at road corner never received new mulch spread earlier.	2022
28	14-Oct-21	GVT Pool	Weeds/vines growing inside screened pool enclosure.	
29	14-Oct-21	GVT 9	Bushes damaged outside of Garage for 102	
30	14-Oct-21	Plaza Circle	Dead pine outside Plaza B wing should be removed.	
31	14-Oct-21	Outside 118	Resident requests a flowering gardenia outside her lanai (policy issue)	
32	14-Oct-21	GVT 7	Weeds in Shrubs Growing Higher than Shrubs, Outside Apt 102. Remove.	
			NEW PROJECTS	
33	22-Aug-21	Plaza Pool	Can lights above spa flicker/out	In Progress
34	22-Aug-21	Plaza Pool	Pool "liner" has cracks along uppermost shelf and both stairs	7/14/05
35	22-Aug-21	B/C 1st Floor	Multiple gouges on elevator hallway wall – Laundry room side	CDS
36	22-Aug-21	GVT 7	Both Railings Need Paint Touch-Up, N. Stairwell Going Down to Landing BTW 1&2	CDS
37	22-Aug-21	GVT 8	Bricks at Entrance, Overgrown Plants Causing Mold. Trim & Power Wash (pic)	10/31/21
38	9-Sep-21	E1	The door near apt 145 is scuffed .	CDS
39	9-Sep-21	Plaza exterior	Door 6-Wood closing underside of overhang missing (pic)	11/30/21
40	9-Sep-21	GVT Gazebo	Newly replaced wood columns have never been painted.	11/30/21
41	9-Sep-21	GVT 7	Painters dripped white paint weeks ago on south stairwell 1st floor. C/U	10/30/21
42	14-Oct-21	GVT Pool	Broken chaise lounge chair removed but never replaced.	
43	14-Oct-21	GVT Green	Lightweight non-matching (K-Mart) benches unsightly/impractical. Return heavy wood benches.	
44	14-Oct-21	GVT 6 & 7	Lights over southside golf cart doors need not on at 7:30 p.m.	
45	14-Oct-21	GVT 8	Wasp Nest, Garage Door, S End Bldg., Facing Bldg. 7, Door Just West of Exterior Door	
46	14-Oct-21	GVT 8	"ResCare" Bottle w/o Top, On Ground Next to Black Water Softener Tank **	
47	14-Oct-21	GVT 8	Emergency Light Not Illuminate when button pushed, Outside Apt 306	
48	14-Oct-21	GVT 8	3 Stacked Lawn Chairs w/ 8-302 Tag, on 3rd Floor, N. Stairwell ***	
49	14-Oct-21	GVT 8	Low Vision Tap On Left Rail Missing, N. Stairwill, Bottom Rail, Down From 2nd Flr	
50	14-Oct-21	GVT 7	Concrete Downspout Drain, Apt 104, Tilts Back into Bldg., Water Drains into Foundation	
51	14-Oct-21	GVT 7	Fire Extinguishers on 1, 2, 3 floors Not Initialed For September.	

52	14-Oct-21	GVT 7	Emergency Light Not Illuminate when button pushed, 3rd Flr, Across from Elevator	
53	14-Oct-21	GVT 10	Street light not working	
54	14-Oct-21	GVT 6-10	1st floor edging strips at joints b/t carpets and hardwood need replacing.	
55	14-Oct-21	Exit A,B wing	trash on exit floor. Equip. on left and Cannas at end; egress is blocked	
56	14-Oct-21	Outside 122	Mold on stepping stone walk. Needs power washing.	
57	14-Oct-21	New Run Outs	Need curbs to protect grass and landscaping.	
58	14-Oct-21	Outside 102	Gutters reported by 102 resident as having plant material in them.	
59	14-Oct-21	Outside 118	Lanai door filthy; walkway molded. Both need power washing	
60	14-Oct-21	Nile	Overhead tiling broken-Left side as entering	
61	14-Oct-21	Jade	Touch up emergency door frame	
62	14-Oct-21	Jade	Wall damage to left as you enter	
63	14-Oct-21	D/E 7th floor	Crack-above door 3-D	
64	14-Oct-21	D/E 7th floor	Laundry room-Holes in Wall-Door Magnet	
65	14-Oct-21	D/E 7th floor	Stairwell Cracks-7E above Door 3	
66	14-Oct-21	D/E 6th floor	Srorage-Door Magnet	
67	14-Oct-21	D/E 4 th Floor	Laundry-Loose Sink	
68	14-Oct-21	D/E 1 st floor	Laundry-Door Magnet	
69	14-Oct-21	D/E 1 st floor	Apt 145 Door- badly banged Up	
70	14-Oct-21	D/E Floors 5, 6, 7	Fire extinguishers last checked Jan 21st, Floors 1-2-3-4 up-to date.	
			PROJECTS COMPLETED SINCE LAST MEETING	
71	13-May-21	GVT 7	2nd floor trash room-new molding over door on inside never painted.	Done
72	10-Jun-21	Am. Grille rear	Rusted Vent near roof (see pictorial report)	DONE
73	8-Jul-21	Plaza Pool	Patio door needs stopper-Locks people out	Done
74	8-Jul-21	Plaza Pool	Pool steps-not used R/H & L/H areas/edges of steps get slippery-grip tape?	DONE
75	8-Jul-21	Williamsburg	Emergency door-bottom of frame stained & bottom seal inadequate	Open
76	8-Jul-21	GVT 8	Address Sign on South Golf Cart Barn Needs Letters Repainted. (pic)	DONE
77	8-Jul-21	GVT 8	Water Softener Cover, Nearest Street, Not Attached Properly. (pic)	DONE
78	8-Jul-21	GVT 8	Propane Tank for Generator, not properly maintained -- Rusty. (pic)	DONE
79	8-Jul-21	GVT 8	Downspout Extender, at NE Corner, Is Too Short. Water Stay at Foundation. (pic)	DONE
80	8-Jul-21	GVT 8	Gutter Not Functioning Properly, Overflowing In Spots, NW Corner, At Roof. (pic)	DONE

81	9-Sep-21	GVT Fit Lot	Unightly large tire ruts soil at north west corner of bldg. Need to rake flat.	DONE
82	9-Sep-21	GVT Fit Ctr	Walkway from fitness center to gazebo has many weeds & overhanging shrubs.	DONE
83	9-Sep-21	Plaza West	Lower parking lot south edge has overhanging trees that need to be cut.	DONE
84	22-Aug-21	Plaza Pool	Flourescent Light out by exit door	DONE
85	22-Aug-21	Plaza Pool	Exit sign needs repair	DONE
86	22-Aug-21	Fitness Center	Magnetic stopper for entry door	DONE
87	22-Aug-21	B/C 6 th Floor	Hallway to elevators warm-check A/C	DONE
88	22-Aug-21	B/C 3 rd Floor	Gouge on wall between 302B and 304B	DONE
89	22-Aug-21	B/C 3 rd Floor	3B hallway warm – check A/C	DONE
90	22-Aug-21	B/C 2 nd Floor	Gouges (3) on wall by Apt 203B	DONE
91	22-Aug-21	B/C 2 nd Floor	Gouge on wall between Apt 214B and Stairwell door	DONE
92	22-Aug-21	B/C 1 st Floor	Small wooden bench in hallway outside Apt 113B	DONE
93	22-Aug-21	GVT 7	Emergency Light not Illuminate w/ Test Button Pushed. Outside Mech 201	DONE
94	22-Aug-21	GVT 7	Emergency Light not Illuminate w/ Test Button Pushed. Outside Mech 307	DONE
95	22-Aug-21	GVT 7	18" Black Mark on Wall Needs Paint Touch-Up, N. Stairwell, Landing BTW 1&2	DONE
96	22-Aug-21	GVT 7	Chipped Paint on Lower Wall Needs Paint Touch-Up, Outside Mech 201	DONE
97	22-Aug-21	GVT 7	Wasp Nest at Garage Door, S. End, Garage Door Nearest E. most Ext Door	DONE
98	22-Aug-21	GVT 8	Door Bolt Stuck in Door, S. Stairwell Door on 1st Flr, Near Garage Door 307C	DONE
99	9-Sep-21	D1 Laundry Rm	Plaster near Sink has deteriorated .	DONE
100	9-Sep-21	D2	The laundry room sink is pulling away from the wall	DONE
101	9-Sep-21	D3	The plaster around the sink in the laundry room is really deteriorated .	DONE
102	9-Sep-21	D4	The laundry room sink is very loose .	DONE
103	9-Sep-21	D5	The laundry room sink is very loose .	DONE
104	9-Sep-21	E5	Door in storage room is missing a hasp .	DONE
105	9-Sep-21	D5	The exit door has a loose handle.	DONE
106	9-Sep-21	D7	The laundry room sink is not fully attached to the wall .	DONE
107	9-Sep-21	Maui dining	Numerous ceiling lights out and need to be replaced .	DONE
108	9-Sep-21	GVT Pool	Women's restroom towel hook missing beside shower. Reinstall.	DONE
109	14-Oct-21	GVT Fit Ctr	Cable box velcro tape separating from TV bottom. Needs flat shelf on wall.	DONE