



RAC Maintenance Committee Meeting

November 11, 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, Gene Hemingway, Marty O'Neill, Glenn Spoerl, Jerry Titsworth, Jan Ulics (quorum present) and Siby Thadathil (management). Absent: Richard Meredith, Bob Youngblood (all excused).

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

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

Hard copies of the updated 10/14/21 Database Report (DB) were provided to MC members by Siby. There were (33) completed issues. The estimated completion dates on still open issues were reviewed and discussed. Siby indicated that since Sherman-Williams was still experiencing supply issues, they were looking at another brand whose supply line is better.

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

Siby then reviewed the status of major projects. These included parking lot improvements/lighting repairs, new elevators (inspection of completed last elevator by 11/21, then correction of any remaining issues), Plaza landscape/draining (project approved), GVT pond (2 added aeration fountains planned for 2022), GVT security cameras (recording/live feed still wkg), golf cart garage improvements (in-ground electrical wkg), and finally new Plaza Gazebo complete short of painting hand rails.

The car/cart washing station vacuum cleaner needed repairs. Now the air compressor is malfunctioning and may need replacing.

All MC members present thanked Siby for the good job he and his team are doing and we appreciate the great cooperation that exists between Siby and the Committee.

Chairman Atkins adjourned the meeting at 2:03 p.m.

The next monthly meeting will be held **December 9th at 1 p.m. in the Club Room.**

Respectfully submitted,

Doug Atkins/Jerry Titsworth, Chairman/Secretary

Maintenance Committee Database Report				
11/11/21				
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 2 nd Floor	Small gouge on wall between corridor doors and Resident storage area	In Progress - CDS
10	10-Jun-21	B/C 2 nd Floor	Resident storage/trash room needs painting (requested by RAC floor rep)	In Progress - CDS
11	10-Jun-21	B/C 1 st Floor	Damage to right side hallway door	In Progress - CDS
12	10-Jun-21	GVT Garages	All need outside numbers corresponding to apartment assignments	1/30/22
13	8-Jul-21	Jade	Room Sign Missing	12/30/21
14	8-Jul-21	B/C 1st Floor	Multiple gouges on elevator hallway wall – Laundry room side	In Progress - CDS
15	8-Jul-21	GVT 6 & 7	Propane Tank for Generator, not properly maintained -- Rusty. (pic)	11/30/21
16	22-Aug-21	Plaza Pool	Pool “liner” has cracks along uppermost shelf and both stairs	1/31/22
17	22-Aug-21	B/C 1st Floor	Multiple gouges on elevator hallway wall – Laundry room side	CDS
18	22-Aug-21	GVT 7	Both Railings Need Paint Touch-Up, N. Stairwell Going Down to Landing BTW 1&2	CDS
19	9-Sep-21	Plaza exterior	Door 6-Wood closing underside of overhang missing (pic)	11/30/21
20	9-Sep-21	GVT Gazebo	Newly replaced wood columns have never been painted.	11/30/21
21	9-Sep-21	GVT 7	Painters dripped white paint weeks ago on south stairwell 1st floor. C/U	
22	14-Oct-21	GVT Pool	Broken chaise lounge chair removed but never replaced.	11/30/21
23	14-Oct-21	GVT Green	Lightweight non-matching (K-Mart) benches unsightly/impractical. Return heavy wood benches.	1/31/22

24	14-Oct-21	GVT 7	Concrete Downspout Drain, Apt 104, Tilts Back into Bldg., Water Drains into Foundation	
25	14-Oct-21	GVT 6-10	1st floor edging strips at joints b/t carpets and hardwood need replacing.	12/31/21
26	14-Oct-21	Outside 102	Gutters reported by 102 resident as having plant material in them.	
27	14-Oct-21	D/E 7th floor	Crack-above door 3-D	
28	14-Oct-21	D/E 7th floor	Stairwell Cracks-7E above Door 3	
			LANDSCAPING PROJECTS	
29	11-Mar-21	Plaza exterior	Dying landscaping outside 113 removed. Need replacement landscaping.	11/30/21
30	8-Jul-21	GVT Pool	Street entrance brickway/stones look terrible + water pools at doorway.	
31	14-Oct-21	GVT 9	Bushes damaged outside of Garage for 102	
32	14-Oct-21	Plaza Circle	Dead pine outside Plaza B wing should be removed.	
33	14-Oct-21	Outside 118	Resident requests a flowering gardenia outside her lanai (policy issue)	
			NEW PROJECTS	
34	9-Nov-21	B/C 2 nd Floor	Scrape on wall between 225C and 227C	
35	9-Nov-21	B/C 2nd Floor	Check A/C – 2B hallway warm	
36	9-Nov-21	B/C 7 th Floor	Gouge on wall by 704B (left hallway wall)	
37	9-Nov-21	B/C 7 th Floor	Gouge on wall between 707C & 709C	
38	9-Nov-21	B/C 4 th Floor	Gouge on wall between 409B & 411B	
39	9-Nov-21	B/C 4 th Floor	Small gouge on wall between 424C & 426C	
40	9-Nov-21	B/C 3rd Floor	Check A/C – 3B hallway warm	
41	9-Nov-21	B/C 1 st Floor	Gouge on wall by 111B (left hallway wall)	
42	9-Nov-21	B/C 1st Floor	Gouge on wall by 113B (left hallway wall)	
43	9-Nov-21	D 6th Floor	D6 Cracks in stairwell	
44	9-Nov-21	D 7th Floor	D7 Cracks in stairwell	
45	9-Nov-21	Exit A,B wing	More junky than last month if that is possible	
46	9-Nov-21	Grille gutters	Pine needles clogging gutters over the large windows in the Grille.	
47	9-Nov-21	outside Jade	There is mold on the concrete path to the bench	
48	9-Nov-21	outside Jade	Bugs and cobwebs outside door. Needs pressure washing in that area.	
49	9-Nov-21	apt 105 lanai	Mold on lanai, wood trim below lanai windows is grimy. Pressure wash.	
50	9-Nov-21	Outside 113	Mold outside s corner of Lanai. inside corner of lanai has frequent mold.	
51	9-Nov-21	GVT 10	Roof soffit at front left of building popping out	

52	9-Nov-21	GVT 10	5 wasp/hornet nests attached to building	
53	9-Nov-21	GVT 6 - 10	Need umbrellas over sidewalk benches. Non-resident pickleball courts have them.	
54	9-Nov-21	GVT 7 & 8	Brick border on front walkway has black mold on some bricks. Needs pressure wash.	
55	9-Nov-21	GVT 7	Front tunnel walkway on south end has large muddobber nest on wall near ceiling.	
56	9-Nov-21	GVT 7	Southside O/H motion detector light over garage doors not working.	
57	9-Nov-21	Plaza West	At rear outside double doors just beyond construction area, boxes all over. Need 2nd trash bin.	
58	9-Nov-21	GVT Pool	Clock on men's restroom back wall has fallen off/not working.	
59	9-Nov-21	GVT 6	Base molding under mailbox need paint touch-up.	
60	9-Nov-21	GVT 6	Both stairwells have friction strips missing or painted over.	
61	9-Nov-21	GVT 6	Fire extinguishers last inspected 8/21.	
62	9-Nov-21	GVT 6	North end motion light out.	
63	9-Nov-21	GVT 5	Many stairwell rail friction strips missing.	
64	9-Nov-21	GVT 5	3rd floor trash room rusty ladders, etc. need sanding & paint.	
65	9-Nov-21	GVT 5	Ladder to attic should have back cage.	
66	9-Nov-21	GVT 5	1st cart garage west end has rust on bottom.	
			PROJECTS COMPLETED SINCE LAST MEETING	
67	10-Jun-21	B/C 7 th Floor	Scuff mark on right side of entryway APT 706B	Done
68	10-Jun-21	B/C 5 th Floor	Corridor corner damage on right side of APT 517C	Done
69	8-Jul-21	Nile	Touchup paint-base board between emergency door & chest	Done
70	8-Jul-21	Jade	Large gap under emergency door. 3/8" to 1/2"	Done
71	8-Jul-21	GVT #5	Southeast corner downspout splash pan broken	Done
72	8-Jul-21	GVT #6	(3) pillars at front entrance rotting at base wood fascia (termites).	Done
73	8-Jul-21	GVT #6	Second floor hallway carpet soiled-clean or replace.	2022 Capitl
74	8-Jul-21	GVT 8	Entrance Post Near Right Wall is Rotting at the Base. (pic)	Done
75	9-Sep-21	Plaza exterior	Plant growth removed near curb for gazebo has gone wild.	Done
76	9-Sep-21	GVT 5 & 6	Trees & shrubs at road corner never received new mulch spread earlier.	2022
77	14-Oct-21	GVT Pool	Weeds/vines growing inside screened pool enclosure.	Done
78	14-Oct-21	GVT 7	Weeds in Shrubs Growing Higher than Shrubs, Outside Apt 102. Remove.	Done
79	22-Aug-21	Plaza Pool	Can lights above spa flicker/out	Done
80	22-Aug-21	GVT 8	Bricks at Entrance, Overgrown Plants Causing Mold. Trim & Power Wash (pic)	Done

81	9-Sep-21	E1	The door near apt 145 is scuffed .	Done
82	14-Oct-21	GVT 6 & 7	Lights over southside golf cart doors need not on at 7:30 p.m.	Done
83	14-Oct-21	GVT 8	Wasp Nest, Garage Door, S End Bldg., Facing Bldg. 7, Door Just West of Exterior Door	Done
84	14-Oct-21	GVT 8	"ResCare" Bottle w/o Top, On Ground Next to Black Water Softener Tank **	Done
85	14-Oct-21	GVT 8	Emergency Light Not Illuminate when button pushed, Outside Apt 306	Done
86	14-Oct-21	GVT 8	3 Stacked Lawn Chairs w/ 8-302 Tag, on 3rd Floor, N. Stairwell ***	temp
87	14-Oct-21	GVT 8	Low Vision Tap On Left Rail Missing, N. Stairwell, Bottom Rail, Down From 2nd Flr	Done
88	14-Oct-21	GVT 7	Fire Extinguishers on 1, 2, 3 floors Not Initialed For September.	Done
89	14-Oct-21	GVT 7	Emergency Light Not Illuminate when button pushed, 3rd Flr, Across from Elevator	Done
90	14-Oct-21	GVT 10	Street light not working	Done
91	14-Oct-21	Exit A,B wing	trash on exit floor. Equip. on left and Cannas at end; egress is blocked	Done
92	14-Oct-21	Outside 122	Mold on stepping stone walk. Needs power washing.	Done
93	14-Oct-21	New Run Outs	Need curbs to protect grass and landscaping.	Done
94	14-Oct-21	Outside 118	Lanai door filthy; walkway molded. Both need power washing	Done
95	14-Oct-21	Nile	Overhead tiling broken-Left side as entering	Done
96	14-Oct-21	Jade	Touch up emergency door frame	Done
97	14-Oct-21	Jade	Wall damage to left as you enter	Done
98	14-Oct-21	D/E 7th floor	Laundry room-Holes in Wall-Door Magnet	Done
99	14-Oct-21	D/E 6th floor	Storage-Door Magnet	Done
100	14-Oct-21	D/E 1 st floor	Laundry-Door Magnet	Done
101	14-Oct-21	D/E 4 th Floor	Laundry-Loose Sink	Done
102	14-Oct-21	D/E 1 st floor	Apt 145 Door- badly banged Up	Done
103	14-Oct-21	D/E Floors 5, 6, 7	Fire extinguishers last checked Jan 21st, Floors 1-2-3-4 up-to date.	Done

