



## **RAC Maintenance Committee Meeting**

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

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

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

Hard copies of the updated 11/11/21 Database Report (DB) were provided to MC members by Siby. There were (20) completed issues. Siby reviewed and discussed the estimated completion dates on prior month open issues.

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

Siby then reviewed the status of major projects. These included parking lot improvements/lighting repairs, new elevators (still correcting a few remaining issues), Plaza landscape/draining (project approved & moving forward), GVT pond ( 3 added aeration fountains planned for 2022), GVT security cameras (feed to front desk targeted for 12/10/21), golf cart garage improvements (covered in Angie's 12/8/21 update), GVT water softeners (working issues with GVT 8/9), new Plaza West outdoor patio (complete by year end), and finally new Dog Park (target completion mid January).

Doug Atkins thanked all the members for their service during 2021 wished everyone happy holidays. All MC members present then thanked Siby and his team for the good job in 2021 wishing them a happy holiday season.

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

The next monthly meeting will be held **January 13th at 1 p.m. in the Club Room.**

Respectfully submitted,

Doug Atkins/Jerry Titsworth, Chairman/Secretary

Maintenance Committee Database Report				
12/9/21				
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	1/31/22 CDS
2	8-Jul-21	GVT #6	Second floor hallway carpet soiled-clean or replace.	2022 Capitl
3	09-Aug-20	Outside Nile	Run off from pipe needs to be channeled into French drain	1/31/22 CDS
4	09-Aug-20	C Stairwell	Between levels 1, 2 & 3–Need paint touch up /B side done/middle	1/31/22 CDS
5	09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5– need paint touch up/B side done/middle	1/31/22 CDS
6	09-Aug-20	B/C Ctr Stairs	Railings need painting most levels/B side done/middle	1/31/22 CDS
7	18-Feb-21	GVT 8	3rd floor trash room door difficult to open and it slams shut. Replacing fans.	12/30/21
8	13-May-21	Din Rm Hallway	No caulk at bottom of baseboards. Looks unfinished.	1/31/22 CDS
9	10-Jun-21	B/C 2 <sup>nd</sup> Floor	Small gouge on wall between corridor doors and Resident storage area	1/31/22 CDS
10	10-Jun-21	B/C 1 <sup>st</sup> Floor	Damage to right side hallway door	1/31/22 CDS
11	10-Jun-21	GVT Garages	All need outside numbers corresponding to apartment assignments	1/30/22
12	8-Jul-21	Jade	Room Sign Missing	12/30/21
13	8-Jul-21	B/C 1st Floor	Multiple gouges on elevator hallway wall – Laundry room side	1/31/22 CDS
14	8-Jul-21	GVT 6 & 7	Propane Tank for Generator, not properly maintained --rusty. Replacing	1/31/22
15	22-Aug-21	Plaza Pool	Pool “liner” has cracks along uppermost shelf and both stairs	1/31/22
16	22-Aug-21	GVT 7	Both Railings Need Paint Touch-Up, N. Stairwell Going Down to Landing BTW 1&2	1/31/22 CDS
17	9-Sep-21	Plaza exterior	Door 6-Wood closing underside of overhang missing (pic)	12/31/22
18	14-Oct-21	GVT Pool	Broken chaise lounge chair removed but never replaced.	1/31/22
19	14-Oct-21	GVT Green	Lightweight non-matching benches unsightly/impractical. Return heavy wood benches.	1/31/22
20	14-Oct-21	GVT 7	Concrete Downspout Drain, Apt 104, Tilts Back into Bldg., Water Drains into Foundation	12/31/21
21	14-Oct-21	GVT 6-10	1st floor edging strips at joints b/t carpets and hardwood need replacing.	1/31/22
22	14-Oct-21	D/E 7th floor	Crack-above door 3-D-not structural	12/31/21
23	14-Oct-21	D/E 7th floor	Stairwell Cracks-7E above Door 3-not structural	12/31/21

24	9-Nov-21	B/C 2 <sup>nd</sup> Floor	Scrape on wall between 225C and 227C	1/31/22
25	9-Nov-21	B/C 7 <sup>th</sup> Floor	Gouge on wall by 704B (left hallway wall)	1/31/22
26	9-Nov-21	B/C 7 <sup>th</sup> Floor	Gouge on wall between 707C & 709C	1/31/22
27	9-Nov-21	B/C 4 <sup>th</sup> Floor	Gouge on wall between 409B & 411B	1/31/22
28	9-Nov-21	B/C 4 <sup>th</sup> Floor	Small gouge on wall between 424C & 426C	1/31/22
29	9-Nov-21	B/C 1 <sup>st</sup> Floor	Gouge on wall by 111B (left hallway wall)	1/31/22
30	9-Nov-21	B/C 1st Floor	Gouge on wall by 113B (left hallway wall)	1/31/22
31	9-Nov-21	D 6th Floor	D6 Cracks in stairwell	12/30/21
32	9-Nov-21	Exit A,B wing	More junky than last month if that is possible	Work in progress
33	9-Nov-21	GVT 6 - 10	Need umbrellas over sidewalk benches. Non-resident pickleball courts have them.	1/31/22
34	9-Nov-21	Plaza West	At rear outside double doors just beyond construction area, boxes all over. Lg. bin from WM re	In Progress
35	9-Nov-21	GVT 6	Base molding under mailbox need paint touch-up.	12/31/21
36	9-Nov-21	GVT 5	3rd floor trash room rusty ladders, etc. need sanding & paint.	12/31/21
37	9-Nov-21	GVT 5	1st cart garage west end has rust on bottom.	12/31/21
			<b>LANDSCAPING PROJECTS</b>	
38	11-Mar-21	Plaza exterior	Dying landscaping outside 113 removed. Need replacement landscaping.	12/31/21
39	8-Jul-21	GVT Pool	Street entrance brickway/stones look terrible + water pools at doorway.	1/31/22
40	9-Sep-21	GVT 5 & 6	Trees & shrubs at road corner never received new mulch spread earlier.	2022
41	14-Oct-21	GVT 9	Bushes damaged outside of Garage for 102	12/31/21
42	14-Oct-21	Plaza Circle	Dead pine outside Plaza B wing should be removed.	1/31/22
43	14-Oct-21	Outside 118	Resident requests a flowering gardenia outside her lanai (policy issue)	In Progress
			<b>NEW PROJECTS</b>	
44	9-Dec-21	B/C 2nd Floor	217C has major corridor corner damage and entry way scraped both sides	
45	9-Dec-21	B/C 2nd Floor	Storage room a total mess-bed frames, overflowing trash, storage boxes	
46	9-Dec-21	B/C 5th Floor	Scrape on wall between Storage room and 5B hallway doors	
47	9-Dec-21	B/C 3rd Floor	Black mark on wall between 302B and 304B	
48	9-Dec-21	Plaza Pool	Multiple wall/ceiling cracks (structural?)	
49	9-Dec-21	Plaza Pool	All metal surfaces/framing/doors/vents require painting	
50	9-Dec-21	Plaza Pool	Several sprinkler heads are coming out of ceiling	
51	9-Dec-21	Plaza Pool	Light fixtures need cleaning/in locker rooms too (Housekeeping?)	

52	9-Dec-21	Plaza Pool	A/C vents: need securing (new screws), cleaning, new filter	
53	9-Dec-21	Plaza Pool	Locker rooms: inside doors need paint (rusty)	
54	9-Dec-21	Plaza Pool	Wood frame around light by entry door is coming loose	
55	9-Dec-21	Fitness Center	Entry door should be automatic	
56	9-Dec-21	Plaza Exterior	mold on lanais, very wet thru entire area	
57	9-Dec-21	Plaza Exterior	Mold various-see pictorial report	
58	9-Dec-21	Plaza Exterior	Door 2 filthy, corroded light fixture	
59	9-Dec-21	Plaza Exterior	Outside 126- hole under rose bush bigger than last month	
60	9-Dec-21	Plaza Exterior	Various exit doors-Sign removed but mastic remains	
61	9-Dec-21	Plaza Exterior	East of Door 1 dripping pipe with slime beard	
62	9-Dec-21	GVT 6	Third floor trash room-ladder and elect box need paint	
63	9-Dec-21	GVT 7 & 8	Concrete pads for benches (across street) preferably with anchors	
64	9-Dec-21	GVT 7	Hallway wall socket b/t Apt. 201 & 202 when used cause 202 outside light to flash.	
65	9-Dec-21	GVT 7 & 8	Long yellow extension cord runs from Bldg 8 to west water softener. (now weeks)	
66	9-Dec-21	GVT 7	Floor of south stairwell now has many smeared white paint drips. Needs repainting.	
			<b>PROJECTS COMPLETED SINCE LAST MEETING</b>	
67	09-Aug-20	Plaza Circle	(Pic 7) Single painted directional arrow is insufficient (see suggestion)	Done
68	10-Jun-21	B/C 2 <sup>nd</sup> Floor	Resident storage/trash room needs painting (requested by RAC floor rep)	Done
69	9-Sep-21	GVT Gazebo	Newly replaced wood columns have never been painted.	Done
70	9-Sep-21	GVT 7	Painters dripped white paint weeks ago on south stairwell 1st floor. C/U	Done
71	14-Oct-21	Outside 102	Gutters reported by 102 resident as having plant material in them.	Done
72	9-Nov-21	B/C 2nd Floor	Check A/C – 2B hallway warm	Done
73	9-Nov-21	B/C 3rd Floor	Check A/C – 3B hallway warm	Done
74	9-Nov-21	Grille gutters	Pine needles clogging gutters over the large windows in the Grille.	Done
75	9-Nov-21	outside Jade	There is mold on the concrete path to the bench	Done
76	9-Nov-21	outside Jade	Bugs and cobwebs outside door. Needs pressure washing in that area.	Done
77	9-Nov-21	apt 105 lanai	Mold on lanai, wood trim below lanai windows is grimy. Pressure wash.	Done
78	9-Nov-21	Outside 113	Mold outside s corner of Lanai. inside corner of lanai has frequent mold.	Done
79	9-Nov-21	GVT 10	Roof soffit at front left of building popping out	Done
80	9-Nov-21	GVT 10	5 wasp/hornet nests attached to building	Done

81	9-Nov-21	GVT 7 & 8	Brick border on front walkway has black mold on some bricks. Needs pressure wash.	Done
82	9-Nov-21	GVT 7	Front tunnel walkway on south end has large muddobber nest on wall near ceiling	Done
83	9-Nov-21	GVT 7	Southside O/H motion detector light over garage doors not working.	Done
84	9-Nov-21	GVT Pool	Clock on men's restroom back wall has fallen off/not working.	Done
85	9-Nov-21	GVT 6	Both stairwells have friction strips missing or painted over.	Done
86	9-Nov-21	GVT 6	Fire extinguishers last inspected 8/21.	Done
87	9-Nov-21	GVT 6	North end motion light out.	Done
88	9-Nov-21	GVT 5	Many stairwell rail friction strips missing.	Done
89	9-Nov-21	GVT 5	Ladder to attic should have back cage.	NO ACTION









