



RAC Maintenance Committee Meeting

January 13, 2022, at 1 p.m.

Club Room

Chairman Atkins called the Maintenance Committee (MC) meeting to order at 12:58 p.m.

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

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

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

Hard copies of the updated 12/9/21 Database Report (DB) were provided to MC members by LaVinia. All (21) completed issues were reviewed and agreed to by the MC.

Committee members overviewed new issues observed in this month's walk arounds. After discussing details, a copy will go to Siby and they will be added to the January DB Report.

Doug requested members discuss any recent status of major projects. These included GVT security cameras (feed to front desk completed), and golf cart garage improvements (paving started & new location for cabinets planned).

Bob Cobe outlined plan to move USPS reserved parking space to near Door #2 and convert space by front door to a **Load/Unload 15 minute parking space for residents**. Members were requested to spread the word that 15-minutes **MUST** be adhered to.

Chairman requested that all issues be included in each member's monthly report so that they can easily be added to the Database Report.

Since Chair Atkins is resigning at the end of this month, the February meeting will be chaired by Sarah, Jan will act as Secretary, and Jerry will update and publish the Database Report. It was emphasized that a new chair needs to be appointed by March.

Doug Atkins expressed his appreciation for everyone's contribution to the Committee during his 2 terms. He believes that with Siby's help, the Committee has become even more effective during this time. Doug has enjoyed the experience because of the great people involved. The members gave Doug a vote of thanks for his service.

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

The next monthly meeting will be held **February 10th at 1 p.m. in the Club Room.**

Respectfully submitted,

Doug Atkins/Jerry Titsworth, Chairman/Secretary

Maintenance Committee Database Report				
1/13/2022				
	DATE	LOCATION	ISSUE/PROBLEM	Action/ECD
OPEN PROJECTS				
1	8-Jul-21	GVT #6	Second floor hallway carpet soiled-clean or replace.	2022 Capitl
2	09-Aug-20	Outside Nile	Run off from pipe needs to be channeled into French drain	1/31/22 CDS
3	09-Aug-20	C Stairwell	Between levels 1, 2 & 3–Need paint touch up / B side done/middle	1/31/22 CDS
4	09-Aug-20	B/C Ctr Stairs	Between levels 4 & 5– need paint touch up/ B side done/middle	1/31/22 CDS
5	09-Aug-20	B/C Ctr Stairs	Railings need painting most levels/ B side done/middle	1/31/22 CDS
6	18-Feb-21	GVT 8	3rd floor trash room replaced fan still slams door some. Suggest a door closer.	
7	13-May-21	Din Rm Hallway	No caulk at bottom of baseboards. Looks unfinished.	1/31/22 CDS
8	10-Jun-21	B/C 2 nd Floor	Small gouge on wall between corridor doors and Resident storage area	1/31/22 CDS
9	10-Jun-21	B/C 1 st Floor	Damage to right side hallway door	1/31/22 CDS
10	10-Jun-21	GVT Garages	All need outside numbers corresponding to apartment assignments	1/30/22
11	8-Jul-21	Jade	Room Sign Missing	2/28/22
12	8-Jul-21	B/C 1st Floor	Multiple gouges on elevator hallway wall – Laundry room side	1/31/22 CDS
13	8-Jul-21	GVT 7 & 8	Propane Tank for Generator, not properly maintained --rusty. Replacing	2/28/22
14	22-Aug-21	Plaza Pool	Pool “liner” has cracks along uppermost shelf and both stairs	2/28/22
15	22-Aug-21	GVT 7	Both Railings Need Paint Touch-Up, N. Stairwell Going Down to Landing btw 1 & 2	1/31/22 CDS
16	14-Oct-21	GVT Pool	Broken chaise lounge chair removed but never replaced.	on order 1/31/22
17	14-Oct-21	GVT Green	Lightweight non-matching benches unsightly/impractical. Return heavy wood benches.	2/28/22
18	14-Oct-21	GVT 7	Concrete Downspout Drain, Apt 104, Tilts Back into Bldg., Water Drains into Foundation	1/11/22
19	14-Oct-21	GVT 6-10	1st floor edging strips at joints b/t carpets and hardwood need replacing.	2/28/22
20	14-Oct-21	D/E 7th floor	Crack-above door 3-D (not structural). Needs patching/painting.	1/31/22
21	14-Oct-21	D/E 7th floor	Stairwell Cracks-7E above Door 3 (not structural). Needs patching/painting.	1/31/22
22	9-Nov-21	D 6th Floor	D6 Cracks in stairwell	1/31/22
23	9-Nov-21	Exit A,B wing	More junky than last month if that is possible	Work in progress
24	9-Nov-21	GVT 6 - 10	Need umbrellas over sidewalk benches. Non-resident pickleball courts have them.	1/31/22

25	9-Nov-21	Plaza West	At rear outside double doors just beyond construction area, still messy. No lg. bin from WM yet	
26	9-Nov-21	GVT 5	3rd floor trash room rusty ladders, etc. need sanding & paint.	2/28/22
27	9-Nov-21	GVT 5	1st cart garage west end has rust on bottom.	1/11/22
28	9-Dec-21	B/C 2nd Floor	217C has major corridor corner damage and entry way scraped both sides	CDS
29	9-Dec-21	Plaza Pool	Multiple wall/ceiling cracks (structural?)	1/31/22
30	9-Dec-21	Plaza Pool	All metal surfaces/framing/doors/vents require painting	1/31/22
31	9-Dec-21	Plaza Pool	Several sprinkler heads are coming out of ceiling	1/31/22
32	9-Dec-21	Plaza Pool	Light fixtures need cleaning/in locker rooms too (Housekeeping?)	
33	9-Dec-21	Plaza Pool	Locker rooms: inside doors need paint (rusty)	2/28/22
34	9-Dec-21	Fitness Center	Entry door should be automatic	In progress 3/31/22
35	9-Dec-21	Plaza Exterior	Various exit doors-Sign removed but mastic remains	
36	9-Dec-21	GVT 6	Third floor trash room-ladder and elect box need paint	2/28/22
37	9-Dec-21	GVT 7 & 8	Concrete pads for street benches required preferably with bench anchors	2/28/22
38	9-Dec-21	GVT 7 & 8	Long yellow ext cord runs from Bldg 8 to west water softener. Replacing elect line.	On Going
39	9-Dec-21	GVT 7	Floor of south stairwell now has many smeared white paint drips. Needs repainting.	Done
			LANDSCAPING PROJECTS	
40	11-Mar-21	Plaza exterior	Dying landscaping outside 113 removed. Need replacement landscaping.	1/31/22
41	8-Jul-21	GVT Pool	Street entrance brickway/stones look terrible + water pools at doorway.	1/31/22
42	9-Sep-21	GVT 5 & 6	Trees & shrubs at road corner never received new mulch spread earlier.	2022
43	14-Oct-21	GVT 9	Bushes damaged outside of Garage for 102	1/31/22
44	14-Oct-21	Plaza exterior	Outside 118- resident requests a flowering gardenia outside her lanai (policy issue)	In Progress
45	13-Jan-22	GVT Roads	Some large potholes developing in various locations including in front of GVT 7.	
46	13-Jan-22	All GVT	Irrigation nozzles need adjusting as spray hits sidewalks/roads spraying residents at night.	
47	13-Jan-22	All GVT	Crackweed spraying needed at bldg entrys, st. grates, sidewalks, fit ctr area.	
			NEW PROJECTS	
48	13-Jan-22	B/C 2nd Floor	Gouge on wall between hallway doors and 217C	
49	13-Jan-22	B/C 3 rd Floor	Gouge on wall between 311B and 313B	
50	13-Jan-22	B/C 4 th Floor	Corridor corner damage 406B	
51	13-Jan-22	B/C 6 th Floor	Gouge on wall between 602B and Hallway doors	

52	13-Jan-22	B/C 7 th Floor	Four (4) gouges on wall between 708B and 710B	
53	13-Jan-22	B/C 7 th Floor	Gouge on wall between 707B and 709B	
54	13-Jan-22	B/C 7 th Floor	Gouge on wall between 704B and 706B	
55	13-Jan-22	B/C 7 th Floor	Gouge on wall between 702B and 704B	
56	13-Jan-22	Plaza Exterior	outside 138- mold on walkway stones	
57	13-Jan-22	Plaza Exterior	133 walkway- mold	
58	13-Jan-22	Plaza Exterior	Door 2- filthy, corroded light fixture	
59	13-Jan-22	Plaza Exterior	Window 150- hole in screen for charging cable for golf cart.	
60	13-Jan-22	Plaza Exterior	E of Door 1- dripping pipe still dripping not turned off tightly, rusting below	
61	13-Jan-22	Plaza Exterior	E of Door 1-Clean dryer lint traps. Ask housekeeping to clean outside dr.	
62	13-Jan-22	Plaza Exterior	Between 113 & 115- stucco damage	
63	13-Jan-22	Plaza Exterior	132 edge of lanai- dirt/mud on bottom trim of lanai	
64	13-Jan-22	Plaza Exterior	Behind Maui- drainage pipe making wet area. Need french drain.	
65	13-Jan-22	Maui	Wood chest R/H side of entry gouged & chipped-needs repair.	
66	13-Jan-22	GVT 7	On 1st floor hallway opposite Apt. 102 the cover for electrical outlet is missing.	
67	13-Jan-22	GVT Pool	Large spider web inside pool enclosure (lower southwest corner).	
68	13-Jan-22	GVT Fit Ctr	18 inch long grass growing in southeast bldg corner gutter (above st. entrance)	
69	13-Jan-22	GVT 5	L/H side of front entryway-lower gutter bracket detached & loose pipe on rocks.	
70	13-Jan-22	GVT 5	Front entryway upper R/H side of overhang is rotted. Needs patch/paint. (pic)	
71	13-Jan-22	GVT 8	Emergency Light Not Illuminate When Test Button is Pushed, Near Mech Rm 307	
72	13-Jan-22	GVT 8	Paint Needed For Chips On Walls/Corners of Housekeeping Doorway	
73	13-Jan-22	GVT 8	Cover Missing On Motion Detector at Front Door (Pix)	
74	13-Jan-22	GVT 7 & 8	Water Softener Cover, Closest to Road, Wide Open Allowing Debris on Salt (Pix)	
75	13-Jan-22	GVT 7	Post Base Rotting at Entrance, Left Most Post As Face Bldg. (Pix)	
			PROJECTS COMPLETED SINCE LAST MEETING	
76	13-May-21	GVT 8	Touch up Paint Needed in Breezeway on N. End of Bldg 8. See Pix	Done
77	9-Sep-21	Plaza exterior	Door 6-Wood closing underside of overhang missing (pic)	Done
78	9-Nov-21	B/C 2 nd Floor	Scrape on wall between 225C and 227C	Done
79	9-Nov-21	B/C 7 th Floor	Gouge on wall by 704B (left hallway wall)	Done

80	9-Nov-21	B/C 7 th Floor	Gouge on wall between 707C & 709C	Done
81	9-Nov-21	B/C 4 th Floor	Gouge on wall between 409B & 411B	Done
82	9-Nov-21	B/C 4 th Floor	Small gouge on wall between 424C & 426C	Done
83	9-Nov-21	B/C 1 st Floor	Gouge on wall by 111B (left hallway wall)	Done
84	9-Nov-21	B/C 1st Floor	Gouge on wall by 113B (left hallway wall)	Done
85	9-Nov-21	GVT 6	Base molding under mailbox need paint touch-up.	Done
86	14-Oct-21	Plaza Circle	Dead pine outside Plaza B wing should be removed.	Done
87	9-Dec-21	B/C 2nd Floor	Storage room a total mess-bed frames, overflowing trash, storage boxes	Done
88	9-Dec-21	B/C 5th Floor	Scrape on wall between Storage room and 5B hallway doors	Done
89	9-Dec-21	Plaza Pool	A/C vents: need securing (new screws), cleaning, new filter	Done
90	9-Dec-21	Plaza Pool	Wood frame around light by entry door is coming loose	Done
91	9-Dec-21	Plaza Exterior	mold on lanais, very wet thru entire area	Done
92	9-Dec-21	Plaza Exterior	Mold various-see pictorial report	Done
93	9-Dec-21	Plaza Exterior	Door 2 filthy, corroded light fixture	Done
94	9-Dec-21	Plaza Exterior	Outside 126- hole under rose bush bigger than last month	Done
95	9-Dec-21	Plaza Exterior	East of Door 1 dripping pipe with slime beard	Done
96	9-Dec-21	GVT 7	Hallway wall socket b/t Apt. 201 & 202 when used cause 202 outside light to flash.	Done

