



## RAC Maintenance Committee Meeting

Minutes of July 14, 2022

at 1 p.m. in Club Room

Meeting called to order at 1:00 pm by Chairman Carter

### Quorum present

Members present: Ron Carter, Dick Moore, Marty O'Neill, Bob Youngblood, Sarah Jones-Chambers, Tim Broad, Jan Ulics, Yolanda Stout, Jacqueline Trautweiler, Mervin Rohwer, Gary Keegan. Siby Thadathil, Carol O'Brien

Members absent/excused: Glenn Spoerl, JJ Roberts, Jerry Titsworth

July agenda accepted

New members introduced: Yolanda Stout, Jacqueline Trautweiler, Mervin Rohwer, Gary Keegan, JJ Roberts

RAC by-laws require election of officers, Chairman and Secretary, for 2022. Ron Carter had been Chairman since March 10, 2022. Nominated by Tim Broad, second by Dick Moore. Ron Carter accepted and elected unanimously.

Jan Ulics had been Secretary since February 17, 2022. Nominated by Sarah Jones-Chambers, second by Yolanda Stout. Jan Ulics accepted and elected unanimously.

Members expressed their appreciation for the excellent job these officers have done in the past and congratulations were given to Ron and Jan on their election.

Hard copies of updated 06/16/2022 Database Report (DB) provided to members.

Completed issues reviewed with Siby.

Committee members submitted area reports of new findings/issues. Siby able to discuss a few new issues before leaving for another engagement, but has a copy of all member reports.

**Cleared/completed issues: 11    Added issues: 17    Total for next meeting: 21**

### Major Issues discussed with Siby:

Dining room updates – Pub to get face-lift and new furniture

Carbon Monoxide Alarms/GVT – Project approved, hopefully complete end of 2022.

Material ordered for installation in all GVT bldgs, but resident instructions on what to do when the CO alarms sound needs written details.

GVT carpeting update has been put on hold, more selection options to be obtained.

No other projects discussed with Siby absent.

Motion to adjourn, accepted at 1:51 pm by Chairman Carter.

Next monthly meeting will be held **August 11, 2022 at 1 p.m. in the Club Room.**

Respectfully submitted,  
Jan Ulics, Secretary



July 22 maintenance database

<b>Maintenance Committee Database Report</b>				
UPDATED 7-16-22				
DATE	LOCATION	ISSUE/PROBLEM		Action/ECD
<b>OPEN PROJECTS</b>				
1	22-Aug-21	Plaza Pool	Pool "liner" has cracks along uppermost shelf and both stairs	capital improvement
2	12-May-22	GVT 6-10	need umbrellas on resident benches outside all blocks	7/31/22
3	17-Feb-22	GVT pool	Ladies locker room-paint peeling at shower entrance	08/30/22
4	10-Mar-22	outside Nile	plant to block ugly view not yet installed. Now is good planting season!	8/31/22
5				
6				
7		<b>NEW PROJECTS</b>		
8				
9	14-Jul-22	GVT 9	Water leaking into third floor trash room through fan in roof	
10	14-Jul-22	GVT 8	Water erosion under concrete floor of bldg, near garage for apt 206	
11	14-Jul-22	GVT 5	Door at right side entrance doesnt open or close	
12	14-Jul-22	GVT 5	TV monitor at entrance not working	
13	14-Jul-22	GVT 5	Shrubs behind building need trimming	
14	14-Jul-22	GVT 5	Gutter leaf guard flipped up near garage #5-203	
15	14-Jul-22	GVT 5	Wood bench near #5-203 facing golf course needs repainting	
16	14-Jul-22	GVT 5	Gutter above living room window apt 305 blocked	
17	14-Jul-22	Plaza outside	vent cover outside wall dining mgrs office rusted	
18	14-Jul-22	4 th floor	Communication door by B/C elevators will not close	
19	14-Jul-22	Stage	Top step is taped together , potential trip hazard	
20	14-Jul-22	auditorium	window on right side facing front of building leaking rain water	
21	14-Jul-22	5 <sup>th</sup> floor trash rm	door doesnt fully close	
22	14-Jul-22	7 <sup>th</sup> floor c stairwell	Door handle coming loose	
23	14-Jul-22	7 <sup>th</sup> floor c stairwell	Hinge side wall cracked floor to ceiling	
24				
25		<b>LANDSCAPING</b>		

July 22 maintenance database

26				
27	14-Jul-22	outside tea rose	planted bed full of weeds	
28	14-Jul-22	outside Mkt	8" drain has cap removed. S side of Kkt office ground level	
29				
30			<b>PROJECTS COMPLETED LAST MONTH</b>	
31				
32	17-Feb-22	PW	Large circular sink hole forming- N. edge kitchen area in access drive	DONE
33	17-Apr-22	PW	Shallow hole at entrance to PW parking lot	DONE
34	17-Apr-22	PW	LG. depression forming N. end of patched area near entrance to the INN	DONE
35	9-Jun-22	Outside 115	corner of building/lanai damaged	DONE
36	9-Jun-22	Outside 108	Damaged bird feeder. Safety hazard	DONE
37	9-Jun-22	outside Nile	bird bath = mosquitoes	DONE
38	9-Jun-22	outside Maui	need french drain	DONE
39	9-Jun-22	Outside 121	sprinkler digging hole at base of building	DONE
40	17-Feb-22	1D Stairwell door	insulation strip not attached at top. Fallen and impeding proper closing	DONE
41	12-May-22	Outside 137,134	bird bath holding water	DONE
42	17-Apr-22	PC	Palm tree branches over roof. Trimming needed	DONE