



RAC Maintenance Committee Meeting

Minutes of October 13, 2022

at 1 p.m. in Club Room

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

Quorum established:

Members present: Ron Carter, Jan Ulics, Yolanda Stout, Mervin Rohwer, Marty O'Neill, Jerry Titsworth, Jacqueline Trautweiler

RAC Liason: Carol O'Brien Maint Dept Rep: Siby Thadathil

Members absent: JJ Roberts, Glenn Spoerl, Tim Broad, Dick Moore, Bob Youngblood
Sarah-Jones Chambers has resigned from the Maintenance Committee.

Motion to accept October agenda made by J Ulics, 2nd by J Trautweiler. Agenda approved

Reviewed updated DB with Siby.

Committee members submitted area reports of new findings/issues. Work orders sent to LaVinia and/or discussed with Siby.

Hurricane Ian damages discussed with Siby, with ongoing repairs being done.

Cleared/completed issues: 16 Added issues: 5 Total for next meeting: 24

The proposal to include Capital Improvement Project Status as separate section in DB discussed again and tabled for now.

Merv presented a “checklist” template for inspection reports, which should be changed/corrected per each member's specific area of inspection.

Motion to adjourn by J Ulics 2nd C O'Brien. Meeting adjourned at 1:58pm.

Next monthly meeting will be held **November 10, 2022 at 1 p.m. in the Club Room.**

Respectfully submitted,
Jan Ulics, Secretary

october 22 database

Maintenance Committee Database Report			
UPDATED 10-13-22			
DATE	LOCATION	ISSUE/PROBLEM	Action/ECD
OPEN PROJECTS			
1	08/22/21	Plaza Pool	Pool "liner" has cracks along uppermost shelf and both stairs
			ON ORDER
2	08/11/22	GVT fitness ctr	entrance door key card reader inoperative
			01/31/23
3	08/11/22	GVT 7	Awning pole plates are rusted- bolts holding it to the ground not discernible
			10/31/22
4	03/10/22	outside Nile	plant to block ugly view not yet installed. Now is good planting season!
			10/31/22
5	08/11/22	GVT 7 & 8	Front entrance sidewalk needs power washing
			10/31/22
6	07/14/22	GVT 5	Gutter above living room window apt 305 blocked
			10/31/22
7	08/11/22	GVT 7 & 8	Water softener lids cannot close –dont fit container
			10/31/22
8	07/14/22	Stage	Top step is taped together , potential trip hazard
			10/31/22
9	08/11/22	Door 1 & 2	Frame inside and out need attention
			10/31/22
10	08/11/22	GVT 5	Fountain in pond inoperative
			Plan: 3 new fountain
11	08/11/22	Doors 2 & 5	Light fixture need replacements
			10/31/22
12	09/09/22	GVT 5 & 6	Bricks at front entrance appear to have black mols
			10/31/22
13	09/09/22	GVT 6	Bush removed in outer center on left side needs replacement
			10/31/22
14	09/09/22	GVT 5-301	Gutter blocked above living room window
			10/31/22
15	09/09/22	Door 1 & 2,GVT 7	Gutters overflow above awning and golf cart barn on north end of bldg
			10/31/22
16	09/09/22	GVT 8	Front entrance bricks looking bad with mold
			10/31/22
17	09/09/22	GVT circle	Tripping hazard where concrete meets tarmac on path to pool
			11/30/22
18	09/09/22	Door 3	Door threshold has peeling paint, mold
			10/31/22
19			
20			
21	LANDSCAPING		
22	09/09/22	Outside 134	Crepe myrtles need pruning
			11/30/22
23			
24			
25			

october 22 database

26			NEW PROJECTS	
27				
28	10/13/22	Plaza Club	Several holes starting in parking lot W & N area	
29	10/13/22	Plaza West	Long/large groove, W side of INN ent, starting to enlarge	
30	10/13/22	4 th ,D/E	fire extinguishers not checked	
31	10/13/22	4 th ,D/E	Communication door unable to lock	
32	10/13/22	5 th ,6 th ,7 th ,B/C	fire extinguishers not checked	
33				
34				
35			PROJECTS COMPLETED LAST MONTH	
36				
37	07/14/22	GVT 5	Gutter leaf guard flipped up near garage #5-203	DONE
38	08/11/22	GVT 8	Exterior door on right front hits wall when opening, south door from front	DONE
39	08/11/22	GVT 7	Big flower pot missing , front of building	DONE
40	08/11/22	Apt 132 &143	Mold on lanais	DONE
41	09/09/22	GVT 5 & 6	Wood benches (2) removed but not replaced	DONE
43	09/09/22	GVT 7	Awning pole plates are rusted- bolts holding it to the ground not discernible	DONE
44	09/09/22	GVT 8	Downspout drain disintegrating SE corner of bldg	DONE
45	09/09/22	GVT 8	Door opener SW corner of bldg not working from inside	DONE
46	09/09/22	Plaza West	Depression over grease pit needs marking or a covering	DONE
47	09/09/22	Road circle	Street lights out doors 1, north of 2, and south of 4	DONE
48	09/09/22	Car parking	light out over space 137	DONE
49	09/09/22	Cart parking	light out over spaces 543 and 581	DONE
50	09/09/22	Street light	Visitor/associate lot , center of lane , light out	DONE
51	09/09/22	Door 1 & 2	Metal doors gouged and scrapped	DONE
52	09/09/22	Circle walk way	Right side one pad is low and retains water	DONE
53	09/09/22	Gutter above 711	plant growing in gutter	DONE