



RAC Maintenance Committee Meeting

Minutes of April 13, 2023

at 1 p.m. in Club Room

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

Present: R Carter, J Trautweiler, M Rohwer, J Titsworth, JJ Roberts, D Moore,
J Ulics, Y Stout, M O'Neill

RAC Rep C O'Brien, Maint Dept Rep S Thadathil

Absent: T Broad, M Reter, B Youngblood

Quorum established.

Motion to accept April agenda made by D Moore, 2nd J Trautweiler Agenda approved

Committee members submit minor repair issues as Work Orders to LaVinia.

In future, detailed return emails to members will indicate status and projected completion date of these work orders.

Discussions: Reviewed updated DB with Siby, per Database Report.

Committee members submitted area reports of new issues.

Project updates by Siby:

GVT – Flooring renovations in progress.

New fire alarms in progress for Bldg 7, 9, 10.

CO sensors will be installed in all GVT bldgs.

Pond fountains in progress.

Bats – 95% of bats have been removed from Plaza Bldg. Bat houses have been installed around golf course, more to be placed around GVT area.

Plaza pool update – 45% complete, on schedule

Plaza Bldg: Roof repairs – in progress.

2 new A/C to be installed on auditorium roof early May.

Entry Doors 2 & 5 now have video entry security.

IL (Plaza) Bldg design – Design team formed, design discussions begun;

Pub renovations approved/materials on order.

AL/MCARE renovations to start early May.

Cleared/completed issues: 9 Added issues: 9 Total for next meeting: 15

Motion to adjourn by M O'Neill, 2nd J Trautweiler Meeting adjourned at 1:48pm.

Next monthly meeting will be held **May 11, 2023 at 1 p.m. in the Club Room.**

Respectfully submitted,

Jan Ulics, Secretary

Maintenance Committee Database Report				
UPDATED 04-16-23				
DATE	LOCATION	ISSUE/PROBLEM	Action/ECD	
OPEN PROJECTS				
1	08/22/21	Plaza Pool	Pool "liner" has cracks along uppermost shelf and both stairs	05/01/23
2	08/11/22	GVT fitness ctr	entrance door key card reader inoperative	matl on order
3	03/09/23	GVT 7	Large flower pot between garage doors 302 &307 is missing	05/31/23
4	08/11/22	GVT 5	Fountain in pond inoperative	07/31/23
5	12/10/22	GVT 6	Metal strip flashing is rusted below right entrance to bldg under window	05/31/23
6	02/09/23	Plaza Pool	ceiling above spa breaking up	05/01/23
7				
8				
9	NEW PROJECTS			
10				
11	03/13/23	4 th floor D wing	Fire hose connection box lock broken	
12	03/13/23	GVT 5	Outside bench near garage # 203 removed and not replaced	
13	03/13/23	GVT 6	Exit door near GVT 5 does not open or close	
14	03/13/23	1st floor by elevator	wall mounted television very low, safety hazard	
15	03/13/23	GVT 5	entrance door frame rusted all around	
	03/13/23	GVT 5	Gouge (rotten wood) base of pillar at left entrance	
16	03/13/23	GVT 6	Gouge (rotten wood) base of pillar at right entrance	
	03/13/23	GVT 6	entrance door frame rusted all around	
	03/13/23	GVT 5 & 6	Bricks covered in mold at front entrance door	
17				
18	PROJECTS COMPLETED LAST MONTH			
20				
21	01/12/23	GVT 8	exterior door 1 st floor south stairwell remains open too long. 47 seconds security	Done
22	01/12/23	GVT 7	exterior door 1 st floor south stairwell remains open too long. 44 seconds security	Done
23	12/10/22	GVT 6	Bush needs replacing . Outer center circle on left	Done
24	02/09/23	1 B laundry rm	floor drain not level. Trip hazard	Done

october 22 database

25	02/09/23	3 B laundry rm	floor drain not level. Trip hazard	Done
26	03/09/23	GVT 7	1 st floor carpet and laminate not finished	Done
27	03/09/23	Plaza west	4 wheelchairs awaiting disposal	Done