



## RAC Maintenance Committee Meeting

Minutes of September 14, 2023

at 1 p.m. in Club Room

Meeting called to order at 1:01pm by Chairman Carter.

### Quorum established:

Present: Ron Carter, Jan Ulics, Dick Moore, Jacqueline Trautweiler, Rocky McCutcheon, Joe Balazik, Carolyn Deming, Yolanda Stout, Merv Rohwer

RAC Liaison: Carol O'Brien

Absent: Jane Petrie, Tim Broad, Phil Bethea

Maint Dept Liaison: Siby Thadathil unable to attend

Laird Woldridge has been removed from the Committee.

Motion to accept September Agenda, without Siby's attendance:

1<sup>st</sup> Rocky McCutcheon, 2<sup>nd</sup> Jacqueline Trautweiler, approved unanimously.

Reviewed Database with Members comments. Also reviewed new issues with Members.

Project updates by Chairman Carter after discussion with Siby:

>Plaza Bldg bat problem: mostly eliminated

>Plaza Bldg roof repairs on-going

>GVT Pool and Plaza Pool renovations: capital improvements for 2024

>Carport endcaps cleanup in progress. Also landscaping issues discussed.

>IL Bldg/Golf Pro Bldg renovation design on schedule.

>GVT: Fire and CO alarms Bldgs 7, 9 & 10 complete; 5, 6 & 8 in progress.

Resident user training forthcoming.

Pond fountains in progress.

Bldg 8 roof leak source being traced down.

Members issued Work Orders for minor repairs: **29 minor repairs** completed this month.

This system is working wonderfully for getting minor repairs done quickly.

The Maintenance Dept/Crew should be congratulated.

Also mentioned was the fact that our Management Team and Crew did a wonderful job during Hurricane Ian, and the residents thank them.

**Cleared/completed issues: 6 Added issues: 5 Total for next meeting: 10**

Motion to adjourn 1:46pm by Dick Moore, 2<sup>nd</sup> Rocky McCutcheon. Approved unanimously.

Next meeting is on Thursday **October 12, 2023 at 1 p.m. in the Club Room**

Respectfully submitted, Jan Ulics, Secretary

september 23 database

<b>Maintenance Committee Database Report</b>				
UPDATED 09-18-23				
DATE	LOCATION	ISSUE/PROBLEM	Action/ECD	
<b>OPEN PROJECTS</b>				
1	08/11/22	GVT 5	Fountain in pond inoperative	10/30/23
2	08/10/23	plaza exterior	Need replacement of plants by door 2	10/30/23
3	02/09/23	Plaza Pool	ceiling above spa breaking up	09/22/23
4	03/13/23	GVT 5	Gouge (rotten wood) base of pillar at left entrance	75% complete
5	03/13/23	GVT 6	Gouge (rotten wood) base of pillar at right entrance	75% complete
6				
7			<b>NEW PROJECTS</b>	
8				
9				
10	09/14/23	GVT 6	Middle pillar at entrance has a significant gouge at the base	
11	09/14/23	GVT 6	Stairwell north side of bldg hole on level 2 top of stairs followed by cracking	
12	09/14/23	Plaza door 2	Street light out	
13	09/14/23	Plaza door 2	Asphalt patch needed opposite mail parking place	
14				
15				
16			<b>PROJECTS COMPLETED LAST MONTH</b>	
17				
18	08/10/23	GVT Circle	Tripping hazard where concrete meets tarmac on path going to pool	
19	08/10/23	Auditorium	Moldy vents throughout and ceiling tile above dance floor	
20	09/14/23	GVT 5	Exterior vent clogged significantly at 2 <sup>nd</sup> level on west side of building	
21	08/10/23	Gazebo	Needs power washing very dirty	
22	12/10/22	GVT 6	Metal strip flashing is rusted below right entrance to bldg under window	
23	06/08/23	GVT 5	Grass needs to be replanted in barren areas in front of building	