



RAC Maintenance Committee Meeting

Minutes of January 11, 2024

at 1 p.m. in Club Room

Meeting called to order at 12:54pm by Chairman Carter.

Quorum established by Secretary Ulics:

Present: Ron Carter, Jan Ulics, Dick Moore, Rocky McCutcheon, Merv Rohwer, Tim Broad, Phil Bethea, Anne Skinner, Joe Balazik, Yolanda Stout, Jacqueline Trautweiler
RAC Rep Carol O'Brien, Maint Rep Siby Thadathil

Absent: Carolyn Deming

Motion to accept January Agenda: 1st Rocky McCutcheon, 2nd Phil Bethea, all approved.

December Minutes approved by Members via email.

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

Project updates by Siby:

- >Carport endcap cleanup: Main boulevard completed, other areas ongoing.
- >IL Bldg: - Capital Improvements Request, no renovation in 2024.
 - D wing gutters need removal of plant life.
- >GVT: - Fire and CO alarms for Bldgs 7, 9 & 10 completed.
 - Devices on order for Bldgs 5, 6, & 8, in progress.
 - Resident user training forthcoming.
 - Pond fountain: lighted fountain installation ongoing.
 - GVT dryer vents cleaning/fixing ongoing.
 - GVT front entrance doors to be replaced in 2024.

New issues:

1. Siby detailed to Members the B/C Wing water leaks and on-going repairs.
2. Mold brought up, and will be discussed/remediated as needed.
3. Budgeted Capital Improvements for 2024 discussed. Details forthcoming in Townhalls, weekly memos.
4. IL indoor pool wall mural being investigated.

Members issued Work Orders for minor repairs: **45 minor repairs** completed this month.

Cleared/completed issues: 3 Added issues: 5 Total for next meeting: 9

Meeting adjourned at 1:41pm by Chairman Carter. Members approved unanimously.

Next meeting is on Thursday **February 8, 2024 at 1 p.m. in the Club Room**

Respectfully submitted, Jan Ulics, Secretary

Maintenance Committee Database Report				
			UPDATED 1-13-24	
DATE	LOCATION	ISSUE/PROBLEM		Action/ECD
OPEN PROJECTS				
1	10/12/23	GVT 5 & 6	Laundry vents need screens to keep squirrels out	01/31/24
2	12/14/23	GVT 5	monitor in foyer area not connected to WiFi	in progress
3	08/11/22	GVT 5	water fountain not operational	02/29/24
4	10/12/23	GVT 5 & 6	Cleaning of dryer vents needs scheduling	01/31/24
5				
6			NEW PROJECTS	
7				
8	01/11/24	GVT 5	Front door entrance does not latch	
9	01/11/24	GVT 5	Door to mechanical room #205 doesn't lock	
10	01/11/24	GVT 6	Exit door to golf cart garage #207 has large bolt sticking our on upper part of door	
11	01/11/24	Indoor Pool	towel basket needed on pool deck	
12	01/14/24	Indoor Pool	Pool chairs have rusted legs	
13				
14			PROJECTS COMPLETED LAST MONTH	
15				
16				
17	10/12/23	INN	North side parking area well worn	done
18	12/14/23	4 d/e bathroom	bathroom by elevators will not open all the way	done
19	12/14/23	auditorium	wood molding around dance floor does not meet at corner near exit door	done