

Maintenance Committee Meeting - Tuesday, March 26th at 10:00am in the clubhouse.

In attendance: Val Evanko, Judy Hundley, Nan Schreier, Dennis Smith, Jim Scherz, Sandy Kirsche, and Steve Barnum. Board Liaison Paul Sellers and President Bill Caples were also in attendance.

Meeting was called to order at 10:00am by Chair Judy Hundley and a quorum was established.

Future Work

Judy mentioned that the Committee has done a lot of work on the property over the last year, and that work continues with property inspections and work orders being submitted to the office to be completed by staff.

- Several items in the pool area need work including lattice on the gates and shower area, and replacements for finials. Judy will work with USA Fencing to get a proposal for the Board. After inspection of the area it appears that the gates and finials need repair/painting. The Safety Committee is also working on a proposal for new locks for the gates, as they have been damaged over time.
- Storage Closet Vents were discussed at length. A number of vents are in poor shape, and Steve suggested that powder coating new vents would increase the lifespan of the vents, but the cost is steep. After much discussion the group agreed that the higher quality vents made for outside locations would be a better investment over time. We will survey the vents to decide how many need immediate replacement. Steve will talk to our vendor to see if he can identify a source of better quality vents when he meets with the rep next week. They will look at the vents to determine if the correct size can be obtained.
- Several courtyard fountain outer walls have been painted, although Judy does not have a current list. The use of chlorine tabs was also discussed, with the suggestion made that two tabs only be used. A number of fountains have excess powder on the fountain bodies from too much chlorine.
- An annual plumbing cleanout was discussed, but the general feeling was that it should be handled on an as needed basis.
- Courtyard podium lights at present have many different types of glass. A uniform look is preferable for the appearance of the property. Judy will check to see what type of glass is being used currently.
- The new drinking fountain for the pool deck is ready to be installed. Bill will check with Chieko to have a plumber scheduled.
- The finials on the gates need to be repainted, as the spray paint did not last. Committee volunteers will use liquid paint to complete the job.
- The exterior door past the storage room in the clubhouse has new foam weatherstripping. We will see if it holds up.

Current and Past Action Review

Judy discussed items that have been completed.

- inventory of maintenance area tools and supplies (Bill will ask Chieko to post it, and a quarterly review will be considered to keep the inventory up to date.)
- palm branches cleared from awnings

- shed doors cleaned on 19C and D
- mortar/stucco repaired on building 1 and carport for building 7
- receptacle cover replaced by front gate
- pool post cap replaced by building 30
- wall crack repaired across from building 2
- upper unit stairs painting requested and completed
- guardhouse exterior cleaned
- grills thoroughly cleaned by two volunteer residents
- back gate track cleaned and debris removed by two volunteer residents
- pool portico fans installed

Meeting adjourned at 11:00am

Next meeting TBD

Submitted by Nan Schreier