

Bel Mare Maintenance Committee Meeting Minutes

6/13/2019

Attendees:

- Toni
- Peter
- Todd Loescher
- Valerie Biebuyck
- Bill Horton (via phone)
- John Ollsen
- Morris Bencini (via phone)
- Bob Hageman
- Jeff Winsler

Call the meeting to order

Valerie introduces Toni and Peter.

Peter and Toni have thoroughly walked property and noted the following:

- Have cleaned the garage during last week
- Working on a PM schedule
- Needs to see any received quotes and RL James report regarding leaks in units.
- Bldg 2 fountain pump is not on property out for repair at 4D
- 4D was out to look at Bldg 1 fountain. Found a bad vibration in the pump. Further research is required
- Peter suggested EMS take a look at the pumps
- 4D also maintains potable pumps and other pumps on the property
- We will retrieve pump from 4D and have EMS take a look at it.

Water Leaks

- Expansion joints are leaking over walkways, but not into walls
- Had a drain pan fabricated that will drain to downspout
- Peter will see if sprinkler heads are adjusted correctly and not spraying over the deck and sourcing some of the leaks.
- Will do a flood test.

Bldg 2 Spa

- Discussed Bldg 2 spa marcite issues
- There is a leak in the holding tank
- We will replace holding tank at ~\$10K and is a reserve fund item. Peter to get quotes

Delaminated Sliders

- Discussed delaminated sliders

- Caughman was here yesterday to measure the glass
- Peter will also get a quote from another vendor
- Peter and Jason to inspect any glass that residents are noting, take pictures and present to Maint Committee
- Peter and Jason will inspect the noted glass before next Board Meeting

#### Pool Tables

- Have more quotes for the pool tables and will be brought up during next Board Meeting

#### Maintenance Priority List

- Planters leaking behind stucco on east wall
- We will bring in RL James to sound the walls for leak location and expose the leaks.

#### Garage Hangers

- Need to determine if we should replace or paint threaded rod with Hammerite
- Peter to follow through on this

#### Fire Doors

- Bldg 1&2 fire door does not have a strike plate and does not function correctly.
- Peter to follow up with Fire Marshall to determine if OK

Future maintenance Committee meetings will be standing meetings during the first week of every month. Peter would give a synopsis of what has been accomplished and what is next.

Meeting adjourned

