

Bel Mare Maintenance Committee Meeting Minutes

8/12/2019

Attendees:

- Peter Fehr
- Todd Loescher
- Jeff Winsler
- John Ollsen
- Morris Bencinni

Call the meeting to order

Discuss the Maintenance Priority List items. Completed items in red.

- 1) Pipe Hangers in Garage.
 - a. Have quotes.
 - b. Looking at replacing threaded rod, painting rod and 66 doors in garage area.
- 2) Lanai Leaks
 - a. No new leaks, 2-706 needs drywall repaired from previous leaks. 1-1203 needs to be looked at again.
- 3) Expansion joints and garage leaks.
 - a. Continuing with gutter install that Peter is driving.
- 4) Ceiling crack in garage
 - a. Peter thinks the crack is not a structural issue. We will continue to monitor.
- 5) Stucco cracks & waterproofing
 - a. Jeff has quotes for thermal imaging both buildings up to the third floor. If that works well we can have them shoot the rest of the buildings with a drone.
 - b. Cost is \$850.
- 6) Lanai inspection follow-up.
 - a. Self tapping screws are great for securing the lanai railings. The pop rivets have loosened.
 - b. GFI outlets need replacing and new covers in many lanais.
 - c. May need to hire a temp to complete the lanai issues.
- 7) AC insulation in common areas
 - a. Peter is getting quotes
 - b. Peter is also getting quotes to replace the AC springs
- 8) Preventative Maintenance database is being moved down the priority list.
- 9) Exterior steel door maintenance
 - a. Morris to get Peter a contact for a good vendor
- 10) AC balance in lobby/office
 - a. May be able to just close off some vents in the lobby to get more cold air in the office.
- 11) HVAC maintenance contract issue is complete.
- 12) Painting/Waterproofing Exterior/EFIS
 - a. Need to develop RFP for contractors to paint in 2021.

- b. Peter would like to see wall caps waterproofed prior to the painting contract. We need to make this a new item on the priority list.
- 13) Potable Water valve replacement
 - a. The city has the pump on order and is going to replace it.
- 14) HVAC– Air Issue
 - a. Peter is finding there is no return air vents in many of the service hallways. This could be the problem with our air pressure difference.
 - b. They have cut in 5 return vents in the last two months.
- 15) Well monitoring system.
 - a. Need to have the pump system wired for monitoring
- 16) Door sweeps
 - a. Peter wants to use “mole skin” as the fix.
- 17) Bldg 2 fountain
 - a. Peter is waiting on the pump.
- 18) Emergency Generator Enunciator
 - a. TAW is coming to check it out.
- 19) Retention Pond wellness
 - a. Coby is going to meet with Bennet to discuss responsibilities of the water in our retention pond.
- 20) Pool resurfacing
 - a. In progress
- 21) Lap pool pavers
 - a. No Progress
- 22) Landscape lighting repairs
 - a. No progress
- 23) Replace Tennis courts
 - a. We are resurfacing tennis courts
- 24) Bocci court repairs
 - a. Approved and in progress.
- 25) Holes drilled in stairwell walls
 - a. Need to be piped and sealed
- 26) Vent fan inspection
 - a. Need to be inspected once per year and hasn't been being done.
- 27) Diesel Services
 - a. TAW's contract runs out in Dec and last service is in Sept. needs to be added to budget.
- 28) Diesel fuel
 - a. Need a contract to fill diesel tanks
- 29) Pressure wash amenity levels and pavers
 - a. Peter wants a vendor to come in once per year in Sept. Using Dutchman.
- 30) Drain cleaning
 - a. Need to jet some drain pipes. Have sanitary pipes that are surging water out of the drain.
 - b. Need a vendor to handle.
- 31) Emergency equipment/extinguishers

- a. Need to place in budget
- 32) Need a custodial floor scrubber
 - a. We need this to bring in the custodial services in house.
- 33) Discuss the addition of several security cameras
 - a. Need to bring in a security consultant

Meeting adjourned