

Bel Mare Maintenance Committee Meeting Minutes

11/8/2019

Attendees:

- Peter Fehr
- Todd Loescher
- Jeff Winsler
- Bill Horton
- Morris Bencinni
- Thurston Freeman
- Coby
- Valerie

Call the meeting to order

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

- 1) Pipe Hangers – have proposals, need Board to decide on which vendor. Would like to start May 1, 2020.
- 2) Paint Garage ceilings. No priority assigned
- 3) Leaks on the lanais. We have had no leaks reported in many months. This is on hold.
- 4) Expansion joints and garage leaks. Peter installed the gutters and resolved the leak issue. Peter to look at covering the expansion joint in front of stairs going down to dog area.
- 5) Need to resolve the wet area at top of stairs. High priority as its a safety issue. Peter suggested solution.
- 6) Ceiling crack in garage. Peter to mark end of crack with chalk to see if it is still spreading.
- 7) Stucco cracks delaminating. Peter found some delaminating stucco on North wall of amenities deck. These need to be sealed. We also have delaminating stucco in planter beds. Both of these issue to be resolved at time of painting the buildings.
- 8) All lanai glass panels that needed replacing have been replaced. This is done.
- 9) GFIs and covers have been replaced on the amenity level. This is done.
- 10) AC insulation in common areas. Proposals are coming. We can do this internally.
- 11) Isolation springs on AC units. Only have received one quote. Most vendors do not want the job. Bill indicated Tri-County replaced and coated AC lines and might be worth contacting.
- 12) Exterior steel doors have all been painted. This is done.
- 13) Pool room door needs to be replaced.
- 14) Painting/Waterproofing/EFIS bands. We need to hire an engineer to ensure the job is done correctly. We still have the spec from last painting which was done by Slider. Plan is to paint in 2021. But we need to get the engineer in 2020 Q2. Put the RFP out in Q3.
- 15) Peter has found the roof is leaking in some places with a lot of areas getting worse and will soon leak. We have a 20 year warranty with Firestone and we need to have this issues fixed.
- 16) Potable water valve replacement. The city has not replaced the valve yet. Peter is hoping to have it replaced next week when the city comes to test the water.
- 17) HVAC negative air pressure. Bill is concerned we have too much humidity in the service hallways. Bill and John discussed putting a de-humidifier and a variable speed AC unit on two

floors in each building to see if either fixes the humidity issue. John was going to follow up with engineering company.

- 18) Well monitoring system. This is a low priority item.
- 19) Door sweeps. Many have been replaced. Many more need to be replaced
- 20) Emergency Generator Enunciator. None of them work. Two of the three enunciators have had the incoming wires cut. Peter is getting quotes. Peter suggested a enunciator that will phone out an alarm.
- 21) Retention pond is being treated once per month. If we can prove the convention center is dumping storm water in our pond without permission, the city may accept responsibility for maintaining the pond.
- 22) Bldg 2 pool resurfacing is in process.
- 23) Lap pool pavers need to be repaired.
- 24) Pool furniture is in bad shape. We need to refurbish the furniture. Peter will obtain quotes.
- 25) Landscape lighting repairs. Some have been repaired. There are others still need repaired.
- 26) Bocci courts will be rebuilt. Peter should have them rebuilt before Christmas.
- 27) Drain holes in stairwells need to be sleeved.
- 28) Clean light covers in garage. This is in progress.
- 29) Repair concrete in Pump room #1. Need to neutralize the acid in the concrete.
- 30) Seal and paint steel pipe in pump rooms. Pipes are rusting from the exposure to the Chlorine.
- 31) Replace vents in front of grills. Bruce has the vents and Morris will try to get them.
- 32) Replace access panels on amenity deck. They are rusting.
- 33) Replace pool light transformers. In process.
- 34) We are putting in a new Flag pole. The pole is being set on Friday.
- 35) Bi-directional amplifiers for the stairwells. On hold
- 36) Fire panel troubles in Bldg 1. Vendor replaced the panel with old boards. The board continues to have issues. The boards need to be replaced. High priority.

Infrared Report

The report confirmed a leaking problem with the EFIS bands. The engineer we intend to hire to oversee painting the buildings should be able to help us with our leaking issues. Peter to address within Castle about how to deal with the EFIS bands. Also interview engineers and recommend one to try on the issue.

Discussed addition of several video cameras. We need to establish a sub-committee to evaluate what needs to be done with our security system. To be dealt with by the Strategic Planning Committee.

Discussed what type of roofing coating to use in 2025 when we re-coat the roof. Silicone seems to be best. We need to keep Firestone on the hook until 2025.

Meeting adjourned