

Maintenance Committee Meeting Minutes

10/25/21

Attendance: Morris Bencini (Board Liaison), Valerie Biebuyck, Jeff Winsler, Bill Horton, John Ollsen, John Cropsey, JC Biebuyck, David Muzio, Peter Fehr

On Phone: Nick Dunning (Karins Eng.), Keith Grady, Eric Krall

Meeting was called to order at 3:00pm by Mr. Bencini.

The meeting opened with discussion regarding the status of the water proofing and painting project.

Mr. Dunning presented an overview of the issue found during water proofing of the balconies regarding the delamination of tiles. He noted that several lanais on the west side of Bldg. 2 were “sounded” and found hollow areas under the tiles. There was a concern that the membrane was separated from the tiles and that the membrane integrity was lost on the 4 balconies that were opened for analysis (ie. Units 404, 605, 1204 and 1503).

Mr. Dunning also noted that the original membrane installation under balcony tiles was not “wrapped” over the slab edges per the design. The membranes were terminated at the edge of tiles on the outside edge. There was also a question about whether the membrane was wrapped up the wall at the interior termination points (ie. outside door jambs). This would be verified by Karins Engineering. He also noted that a credit would be received for the slab edge repair since this would be part of any tile replacements.

Mr. Dunning noted that a report on the 4 balconies would be delivered to the committee the following Tuesday (10/26/21).

There was discussion regarding alternatives to tile replacement. The Gemstone product was discussed as a cheaper alternative at a cost of \$0.85 per sf. It was noted that this product could be “stamped” to like the existing tile finish and has a longer expected useful life. However, it has a rougher texture and does not have the same aesthetic look as the tiles. In addition, it requires to be resealed after two years and then every 5 years including an acid wash after 10 years. This adds significant maintenance cost in later years.

The committee agreed that a change to Gemstone would create a situation whereby the association would be forced to eventually change out all the tile balconies at a significant cost that we do not consider necessary. It was agreed that any damaged balconies should be replaced with like-kind tiles.

The committee discussed the proposals for roof maintenance and the earlier analytical reports authorized by the Board to evaluate roof damage and the detected water intrusion under the roof membrane. It was determined that the original Firestone warranty could not be enforced due to lack of timely inspections and/or maintenance in the past. Sutter provided a cost estimate totaling approx. \$20,000 for a scope of work to fix all the known problem areas on the roofs of both buildings. Sutter’s representative indicated that these repairs should extend the life of the existing roof by another 5-6

years and get us to the full 20-year useful life of the original installation. We are awaiting an additional proposal for the same scope of work from Colonial Roofing.

It was agreed that the proposed scope of work should be pursued by the Board once the competitive bid was received.

The meeting was adjourned at 4:30pm

Morris Bencini – Treasurer