

Maintenance Committee Meeting Minutes

11/3/21

Attendance: Morris Bencini, Jeff Winsler, Bill Horton, John Ollsen, Valerie Biebuyck, Paul Smith, Bob Hageman, Keith Grady, Peter Fehr

On Phone: Gary Ondrey (1-403), Nancy Benavides (1-904)

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

Discussed membrane initially used (Tremco Volcan 350) on balconies vs what Karins Engineering is planning to use. Karins is proposing Sika Pro for balconies over living space or BASF 1500 for balconies not over living space.

Mr. Horton mentioned that we should have a Tremco rep inspect the membrane issues. Mr. Bencini will discuss with Nick Dunning at next contractor progress meeting.

Mr. Horton mentioned that Waterproofing Contractors replaced tile on 2-1503 and that we should have them out to inspect and report why it failed. They repaired 1-204, 1-206, 2-1503(4), 2-801, 2-802, 2-204, 2-206, 1-1403. Peter Fehr will provide info regarding previous repairs performed in 2017.

The question was raised, again, if Karins has confirmed that the membrane is wrapped up the wall of the inside of the balcony. This will be addressed at the net progress meeting.

It was discussed that some of the square footage of the balconies is incorrect and needs to be verified before purchasing tile or approving work.

Question was raised if Karins is going to properly slope balconies that they repair. This item will also be discussed at the next progress meeting.

We need to discuss with Karins, when we should decide how much tile and membrane to purchase and the options for restocking product not used. The membrane material has a 3-month lead time for delivery.

Discussion proceeded to the Maintenance Priorities list.

Item 11, Ceiling cracks in the garage – discussed that crack has not changed but water does leak through. Discussed that if we have Structural Engineer on-site, we should have him review.

Item 17, Preventative Maintenance Database – discussed that we are not using the old software. Peter said he is using a Castle program. Mr. Horton mentioned that Peter should show Mr. Ollsen the program. Mr. Bencini offered to meet with Mr. Ollsen to see if the data from the old software could be downloaded for use.

Item 16, Post Tension Cables – although shown as completed, should be kept on list for future inspection.

Future Item, Seal the Amenity Pavers – this item should be removed. It will not be done.

Discussed the increased water usage. It was suggested to check the water meter at 2am to see usage. It was also mentioned to offer die pellets to residents to check for toilet leaks or use clamp-on sonic water meter to check each unit. Mr. Winsler will provide Peter with info on sonic water meter.

Discussed when the last thermo study was done on electrical panels and that it should be on the list.

The meeting was adjourned at 4:30pm

Morris Bencini – Treasurer