

# Maintenance Committee Meeting Minutes

**Nov 3, 2022**

Attendance: John Ollsen, Gary Schuster, David Muzio, Jeff Winsler, Bill Horton, other Bel Mare residents

Agenda Item 1: Review Action Items List.

- See attached updated Action Items List Dated Nov 3, 2022.

Agenda Item 2: Hurricane Ian Lessons learned

- Bill Horton Presented Hurricane Data for Bel Mare ranging from a direct hit by a cat 3 to a cat 5 storm. It was very enlightening and needs to be shared with the community.
- Bel Mare had a mandatory evacuation warning, but **many** of our residents remained at home in Bel Mare.
- The most devastating effect of a direct hit would be outages of utilities, elevators and the generator for an extended period of time, making Bel Mare almost unlivable.
- The above coupled with the loss of cell phone service as experienced in Ian would isolate residents.
- Discussed Bel Mare conditions during and after the Hurricane. It is the writer's observation that Bel Mare maintenance does not have a comprehensive hurricane preparedness checklist.

Agenda Item 3: Senate Bill 4D Update

- Bill H has attended a number of webinars regarding SB 4D compliance and responsibilities and conveyed this information.
- It was noted that John O and Morris B also attended webinars
- It will be very important to understand that community BOD's will be tasked with more liabilities regarding compliance.
- Bill provided information regarding registration of our buildings. This needs to be done on-line by management, at the boards direction, no later than 12/31/2022.
- Even though the current senate bill addresses the use of an architect for structural inspection and evaluation, it has been determined that architects are not qualified to perform this task.
- This will add to the shortage of qualified engineering firms available to perform milestone inspections and assist with the reserve study scope of structural inclusions. There remains a lack of definition regarding structural components that must be fully funded in the reserve study by Dec 31, 2024.
- John O has been tasked by the BOD to prequalify engineering firms. He went out to 8 companies and received 3 responses. Several attempts were made get a response from our current structural engineer Karin's. Thus far they have ignored our request.
- Jeff W asked that we continue with securing an engineering firm to support our SB 4D obligations. This will involve a final RFP going to selected engineering firms.

Agenda Item 4: Review Service Elevator Vestibule Report

- The committee did not feel there would be the best value and return on investment to install vestibule at this time.
- The direction at this time regarding service hallway humidity reduction is to further test the hallway units with remote thermostats and compare it with closet thermostats (the as-built condition)

#### Agenda Item 5: Vet proposal for Door Fob and Car Entry Decal Projects

- Jeff offered to share proposals for this work with the committee
- After review of the material the committee will make a recommendation to the BOD

#### Agenda Item 6: Review Associations Unit Access Protocol

- Bill H noted that when his unit was accessed for completion of painting on the lanai and the crew left his slider doors unlocked.
- Bill requested a copy of the unit access protocol. This was provided to him by Toni after the meeting.
- Several tweaks were provided by Jeff and Bill and incorporated by Toni into the document.

#### Agenda Item 7: City Water and Cost impact on Budget

- It appears we have not been billed for usage via the 3/4" compound meter YTD thru Oct. 2022.
- Based on past billing statements this reduced expenses in 2022 by \$40-60,000.
- We should monitor the new meter installation and expect water costs to increase \$4-5,000/month.

#### Agenda Item 8: Status of Building Sanitary Drainage System

- Unit owners will continue to use PrimeZyme treatment as instructed by Building Management
- Brian will secure quotes to scope stacks and several laterals
- It was noted that all drain lines below amenities deck have been flushed in 2018
- Unit A/C condensate drain treatment was discussed. It was resolved the best treatment at this time is the addition of Bleach to the drain. Bleach seems to work better with the change in chemistry of the condensate due to newer A/C internals consisting of aluminum parts. Previously, owners were instructed to use vinegar. This needs to be communicated to owners.