

Maintenance Committee Meeting Minutes

March 22, 2023

John Ollsen - Chair, Bill Horton, Morris Bencini, Jeff Conwell, Gary Schuster, Brian Miller – Maintenance Manager, Jeff Winsler – Board Liaison. Owners: Thurston and Barbara Freeman, Richard Layne, Keith Ewer (part time). No one on the phone line

1. BOD Assignments

- Assess the need and associated costs and approvals for a sidewalk between Building one Southeast Garage exit door and the marina parking lot.
 - The Committee has resolved all issues including our need for the sidewalk, Marina authorization, design issues and permitting.
 - Brian has 2 bids for a 4' walkway but we will need a 5' walkway with slopping fill material and 2 each 6" drainpipes.
 - The Bids for the 4' are (not to be published). Brian provided a contractor's sketch showing a layout of the sidewalk.
 - It will be written in the contract that the contractor is responsible for meeting all building codes and securing required permits.
 - It was the committee's consensus that we would recommend the 5' sidewalk be approved by the BOD
 - Morris agreed to draft a letter to the board with the committee's recommendation.
- Develop Guidelines from Condo Docs regarding owner verses Association responsibilities.
 - Bill H developed a draft overview of the current configurations of the various utilities servicing our buildings and the individual units.
 - The committee discussed issues concerning the fire system which is code driven and the opinion provided by attorney Derrick Maginness.
 - The intent is to send Bill's package to the BOD requesting a legal opinion regarding responsibilities (owners verses association) for maintenance and repairs of these building systems.
 - It was also noted that Docs indicate the developer owned some of the main utility lines and equipment and had the right to convey that ownership to the Association. Bill could not find the documentation conveying ownership but will request it from building management.
 - The committee agreed to send Bill's package onto the board and ask that they obtain and legal opinion.
 - Bill Horton agreed to develop the letter with the package to the BOD recommending a legal opinion. This letter will also express the need to engage an attorney who is experienced in Condominium Associations legal issues and not a litigator.

2. Senate Bill 4D update and Engineering Services

- Bill Horton provided an update regarding legislative activities including the proposed SB-154 and HB-1395. This is what is referred to as the glitch bill, i.e. clarifications to SB 4D. A Couple of noteworthy inclusion are that contractors rather than just Engineers can perform the phase one milestone inspections and the addition of

outside doors as part of the structural evaluation elements. The legislative session concludes May 5th, so we should then have a firm understanding of the requirements.

- It is the committee's recommendation that Bel Mare perform the SIRS by May 31st using Staebler. Morris agreed to draft a recommendation for BOD consideration.
- John O provided input regarding availability of Engineering firms to provide services such as performing the SIRS and provide evaluations of such things as concrete cracks and waterproofing membranes.
- John had reviewed 18 firms and got responses from 3. Scopes of work were developed for performing the SIRS, evaluation of Garage Concrete Cracking and various issues concerning water proofing membrane. John noted that many firms did not want to engage in work associated with Condos, likely due to the Surfside litigation settlement.
- Morris agreed to reach out to engineering firms that he knows to see if they would be interested in performing our work. John will provide Morris with a list of firms he has already contracted or attempted to contract.

3. Maintenance Committee and Board Expectations

- It was expressed that the committee was concerned that the Board was deciding maintenance items without the maintenance committee's evaluation and contribution. Specific items included amenities deck leakage into garage and concrete evaluation and repairs in garages and tile room. The committee will recommend an engineering firm to provide evaluation of leaks.

4. Review Action Items List Dated 2-07-2023.

- See attached update 3-22-2023.

5. Other New Business

- Brian discussed the fire sprinkler in building 2 that was damaged during a move, the water damage included damage to the fire system. At this time, Sprinklermatic has confirmed that no damage exists and the system is working as designed.
- Brian shared quotes for replacement of the back doors to units. He said that we may not need the rating that we currently have. Bill recommended having the architect confirm what rating is required.