

PREVENTIVE MAINTENANCE /ENGINEERING/ TECHNOLOGY COMMITTEE

January 09, 2009

ATTENDANCE:

Dick Bertrand, Ridgely Hunt, Doug Chapman, Ernst Tschoeke, Dave Lisbon, and Keith Sopha

- 1) Roof has many new mold stains, it is recommended to the Board to have these stains cleaned with bleach and a soft bristle brush and to reapply proper sealer.
- 2) The committee discussed the maintenance and life-span of the high end items – ie.. the elevators, Fire Pump, Generator and Water Softener. It is agreed that the above are following the manufacturers recommendations on preventative maintenance and following all procedures to provide maximum life-span.
- 3) The committee recommends to the Board to seal and resand the interlocking pavers at the entrance of the building. This will brick out the color and protect the brick and enhance the owner/visitor perception of the building. Dick Bertrand and Keith Sopha will apply a sample first.
- 4) Keith Sopha will reinstall the 3 florescent lights in the Social Room kitchen.
- 5) The committee would like to discuss, with the Board and the Decorating committee, the replacement of the furniture in the Social Room.
- 6) The committee discussed issuing a quarterly newsletter to remind owners of several important items, ie: drains under water heaters and for the AC condensers. Optional choices for water heater and AC replacement.
- 7) There is a crack in an exterior window in Unit 1001 – discussed the replacement costs as well as the legal responsibility issue.
- 8) The front door to the building slams shut. It has been determined that the closer is leaking hydraulic fluid. It is recommended to replace this closer.
- 9) Roof planter lights were discussed.
- 10) Dave Lisbon is investigating the need and/or costs of camera trace work of our sewage lines to prevent future clog problems. The committee does not recommend the hiring of this service.
- 11) The outside pool furniture is wearing out, recommend to the Board the gradual replacement. In conjunction with the Decorating committee, get a quote on approximately 12 chaise loungers and submit for Board consideration.

12) The committee would like to make ALL unit owners aware that our building is now 8 – 9 years old and unit owner items of life expectancy should be a concern. Ie..

- Garbage disposal
- Bathroom exhaust fans
- Air conditioners
- Water heaters
- AC Filters
- Washing machine hoses
- Dryer exhaust hose vent
- Drains
- Door tracks
- Seals

The Committee concurs that the only total fix for the water intrusion in Unit 101 is to space the planter away from the exterior wall.

If the Board would like, Dick Bertrand, would do a presentation on the above and more at the annual Unit Owners Meeting or a separate Unit Owner assemble for just that purpose.