

PREVENTIVE MAINTENANCE /ENGINEERING/ TECHNOLOGY COMMITTEE

March 20, 2009

ATTENDANCE: Dick Bertrand, Dave Lisbon, Ridgely Hunt, Zack Murphy  
(not present) Keith Sopha, Doug Chapman

The meeting was convened at 10:00 AM on March 20 in the Social Room. The agenda included discussion of the topics listed below.

DISCUSSION ITEMS:

- 1: Some of the lobby and elevator floor tiles have cavities that need patching. Holes need to be chipped out and filled completely with hard patch. **Summer project Suggestion:** Experiment with different compounds to find matching colors and hardness that will last.
- 2: The roof sealer is almost done. Roof inspection completed (\$250). Leak insurance valid for the next year. Keith to finish when he has time.
- 3 A test patch of sealer was applied to a small area of pavers in the front portico. **Recommendation:** Purchase sufficient quantity of sealer this summer to cover the pavers directly under the front portico. Pressure wash the area and then apply two coats per vendor's directions.
- 4: The ant treatment around the pool pavers and the spider treatment in the garage are both generally effective. New outbreak of ants discovered 3/23 at west end of spa.
- 5 **Recommendation:** Apply white hydraulic mortar to holes and cracks in grout under the lip of the hot tub
- 6: Unit 101's exterior wall and planter rebuild design complete. The labor time and materials to finish the project should not exceed \$4,500. Dick is apprehensive of this procedure and cost.
- 7: Dave is checking with the elevator interior vendor (Palm Industries?) repair or replacement of interior wood trim that has come loose and will break if not fixed immediately.
- 8: The wood corner trim caulking on many of the elevator doors on several building floors' common areas and garage doors has dried out. Keith will recaulk as required.
- 9: Sam Mays has been hired to replace Jesse on the building maintenance staff. Welcome back Sam.
- 10: Dave will check the front lobby door weather stripping trim this summer.
- 11: Dave has a quote for surface treating the brass surface plates on the elevator doors this summer.  
**Recommendation:** Don't add cost of refinishing button panels at this time. Hold the door panel resurfacing to year 2010 if current \$2300 bid could be better spent elsewhere or the Decorating Committee has a recommendation that includes redecorating the elevator interiors. Dick feels this is an unnecessary expense at this time.
- 12: LP gas tank has about 500gal. left. The grills typically use less than 100gal. per year.
- 13: A quote has been renegotiated at approximately \$1100 for replacing the 2 cedar beams in the trellis shade covers over the front parking area that are showing decay. Dave to present outside quote for 3 beams to the Board.
14. Dave to check on depth of pump and well for maintenance requirements for the geo-thermal well pool heating system and report to the PMET Committee.

15. Dave has a proposal for a pole mounted grill light with timer ON/OFF switch. (\$475) **Recommendation:** Install that design after Dave checks and approves the pole strength and thickness and the finish of the pole and fixture.
16. **Recommendation:** Add bronze corner beads to protect double doors to garage. (\$190)
17. **Recommendation:** Add vinyl sweep under west garage door to pool and north wall door to parking area. Would reduce access to garage area for snakes, etc.
18. Item to discuss at next PMET meeting:
  - a. A new type of State approved hurricane shutter that could be installed on the east facing lanai sliding doors. Dave to inquire for description, price and availability and report to PMET committee.