

Mutual 14
Property Maintenance Committee Meeting
August 1, 2019

Members present: Hal Crisp [Chair], Russ Coburn [B16], Richard Bambach [B16], Julie Gibbons [B15], Kathy Viney [B10], Bob Clipper [B13], Stan Jones [B14]

Others present: Ronny Cabrera [LWMC], Ruth Hunter [B15]

1. Balconies:

a. Re major repairs to 4 balconies, requiring the removal of 6 enclosures.

Discussion centered on the Bostik contract to remove and haul away enclosure materials. Contract is with M14, not individual owners, who will reimburse M14. Letter from BOD made clear that it would be owners' responsibility for storage of materials if they choose to save for re-building; most materials will not be salvageable. Residents may access 2nd fl. storage for short-term balcony furnishings only.

b. Re enclosure specifications: Bob Clipper will contact Montgomery Mutual about their balcony specs. Other architects being contacted so specs can be developed quickly and moratorium lifted.

c. Re B15-3F: Severe concrete deterioration on open balcony. BOD approved McKenzie inspection, President will sign \$900 proposal from McKenzie.

2. Building Maintenance:

a. Re pans on catwalks and open balconies: Paint manufacturer consulted about best paint to use [water-based latex v. oil-based]. Need proposals for 1) touch-ups on catwalk pans and 2) vinyl soffits, in order to make cost and life comparisons.

Proposal requested [Ronny] for scraping, etching, and touch-up painting of catwalk pans and open balcony pans.

Proposal requested [Ronny] for vented vinyl soffit covers on catwalks.

b. Re balcony railings: Some balcony railings have issues of rusting & flaking paint. Bob Clipper & Kathy Viney will do a walk-through to inventory extent of problem.

c. Re balcony top rails: Top rails may only be replaced/repared with same-sized rails, otherwise County building code will come into play due to spacing requirements.

d. Re brickwork pointing and stair tread separation: Proposal requested [Ronny]

e. Re trash room ceiling repairs: Ronny still looking for vendors

f. Re smoke alarm battery replacement: BOD approved contract, waiting for President's signature before scheduling.

g. Painting B16-17: BOD deferred project until 2020.

3. Other Issues:

a. B16-1G/2G: Inspection required, rusting on 2nd floor balcony's C-channel.

b. 2020 M&O contract and Supplement: Russ Coburn recommended discussion and input from PMC on contract prior to negotiations in September/October.

c. Sidewalk extension from LW Blvd to VH Court: H&H proposal \$13,740; Ronny to get clarification. [Kathy]

d. Maintenance checklist: Ronny presented first draft. Members to send suggestions to Kathy Viney for consideration at next month's meeting.

e. Grapevine: Kathy Viney volunteered to write PMC's report in future. [Note: No *Grapevine*, no BODM, scheduled for August.]

f. Pepco working in M14: Improvements to electrical capacity. Lawns will be re-seeded as needed after Pepco is finished.

Next meeting: Thursday, September, 5, 2019 at 10:00am – Harbor Room, Clubhouse 1