

Mutual 14
Property Maintenance Committee
MINUTES
Thursday January, 4 2018
11AM Harbor Room

Attending- Pat Leanza (chair), Richard Bambach, Harold Crisp, Barbara Martin and Linda O'Neil

Excused- Don Emel

- 1) **Fire Alarm Update-** Dynalectic had completed buildings 13-17 except for a few plumbing and electrical issues. Building 12 is mostly done and they will start working on Building 10 and 11 shortly.
- 2) **Schedule for Balconies-** 4 balconies need to be repaired causing 5 sunrooms to be removed. The PMC committee is requesting that the board develop new specifications for balconies so that this issue does not re-occur.
- 3) **Elevators Repairs-** The repairs recommended in PMC November minutes should be completed. i.e. The elevator pits in Building 13 and 15 be thoroughly cleaned and the joist caulked Estimated Cost: \$5,980 including
 - Clean elevator pits @ \$890/pit x 2 pits = \$1,780 (price from Schindler)
 - Caulk wall to floor joist at 2 elevator pits =\$200 (price from ETC)
 - Epoxy injection at 2 elevator pits = \$4,000 (price from ETC)
- 4) **Power Panel Inspection-** The committee recommends that the bid by Dynalectric for the Infra-red inspection of the Power panel be accepted.