

PMC Minutes January 3, 2019

Members present: Harold Crisp, Russ Coburn, Richard Bambach, Ruth Hunter, Leona O'Reilly (non-voting Chairperson). Member absent: Rick Kaiser (not-voting Board Liaison), Stan Jones. Guests present: Ronny Cabrera (PPD Special Projects), Roger Blacklow, Jane Carona, Ron Krams, Jessie Fitzpatrick.

Balcony Repair

The repair of the designated four balconies is waiting for the Board to communicate with the owners of the enclosures that must be removed before further planning can begin with the contractor.

General Balcony and Railing Inspection and Repair

This effort by PPD will begin in the Spring, probably in March.

A/C Condensate line cleaning

A proposal from PPD to clean all condensate lines, in the 168 apartment units and 25 patio homes, in the amount of \$10,300 was discussed by the committee. The condensate lines associated with each A/C unit and the piping to the outside of the building is so interconnected that trying to assign costs between the unit owner and the mutual would be impractical and have no degree of accuracy. This is a situation where the PMC believes that for the general benefit of the community, the Mutual should assume the responsibility for this critical preventative maintenance. To that end the PMC voted to recommend that the Board approved this expenditure at Mutual expense.

Cable Covers

date the PMC has not found a contractor for this project. PPD could perform this work, but the loaded labor rate would cost more than a local contractor/handyman. Mr. Cabrera will try to find someone for the project.

Fire Extinguisher Cabinets

There are a number of fire extinguisher cabinets on the catwalks that are in need of repair. Mr. Cabrera will follow through and recommend needed action.

Lobby Painting

After the new lobby and trash room doors are installed, they will need to be painted. A proposal was submitted by Avery in the amount of \$17,600. The PMC found that the work description needed clarification and some additions. Mr. Crisp and Ms. O'Reilly will work with Ms. O'Neil to get a revised proposal.

Lobby Door Replacement

The contractor is waiting for an initial payment (approved at the last Board meeting) before ordering materials for the project. Work should begin sometime in February.

Dryer Vent Cleaning

The project is scheduled and currently underway.

Ponded Water behind Building 14

About ¾'s of the ground behind Building 14, adjacent to Interlachen, gets standing water after any rain. This has been an ongoing problem and needs our attention. Corrective action will probably include installing catch basins, drain lines and grading the ground so that water will run to the drains. The ground is to flat for run off now. Will not be cheap. Mr. Cabrera will get a contractor to quote on the project.

Proposed Who Pays List

Copies of the first draft of this list was presented to the PMC for review. The committee recognizes, as others have, that this will represent a significant change to the way things have previously been done in Mutual 14. The committee does not question the legality of the changes, but does have a concern about welfare of the community and the safety of its residents. We are a senior community whose residents have varying degrees of recognition of systems in a home that can have an impact on the safety of the person, integrity of the building and those around them. Even if a resident recognizes a problem, they may not be capable of taking responsibility for needed corrective action. We noticed that the List makes an exception for dryer vent pipe cleaning with Mutual payment. The PMC believes there are several items on the list that are equally needy of such exceptions.

Completed Projects

Storm drain in drive near Bldg 10 - \$8,500

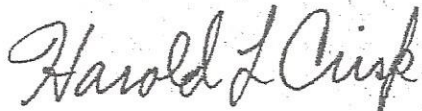
Vantage Hill Court drain completed

Power wash Patio homes

Entrance ramps painted

Storage rooms cleaned out

Minutes prepared by



Harold Crisp
January 3, 2019