

PMC Minutes
December 6, 2018

Members present: Harold Crisp, Russ Coburn, Richard Bambach, Stan Jones, Rick Kaiser (Board Liaison). Ruth Hunter and Leona Reilly were not present.

Discussion:

1. **New PMC Member:** Stan Jones-contact information: 240-715-8158 stanjones54@gmail.com
2. **Storm Drain,** near bldg. 10 & 11 plugged up and the work done [HC]; cost est @ \$8,500.
3. **Balconies:** 4 need repair and 6 enclosures need to be removed. BOD has charge of this item, but PMC will support as needed. Atty has seen letter to be sent to affected owners. The letter has not been sent as of 12-6-18. The repair costs will be about \$15,000 per unit. The contractor is Avon and there is a signed contract. the Engineer signed a contract to perform the work. The Goal is to complete in about 1 year. Permits have been filed for all units, but it could take 6 months to a year to obtain the permits. Work can only start after permits are pulled.
4. **Balcony Maintenance:** Preventative maintenance plan-discussed. All balconies will be done. The open balconies will be first and the enclosed balconies will be second. The Goal: Start in the spring/summer of 2019.
5. **Balconies-Standards:** Discussions covered uniformity and standards for enclosures. Nicole Gerke has Memo on basic construction issues for enclosures. Discussed other units where new enclosures have been installed in 2017-2018. In Bldg 10 ABM for work might help as well as bldg. 12 with a new enclosure.
6. **Balcony in Bldg 13** with ceiling repair discussed where BOD paid \$500 to owner for costs to repair but estimate from PPD was @ \$1,500. Owner can contact a licensed contractor to do the work at a lesser price. Harold Crisp will contact the owner.
7. **Lobby Doors:** Just Doors proposal was for \$36,541, approved by BOD. The Contractor submitted a revised proposal that added a request for initial deposit of 50%, with 25% more on starting and 25% on completion. BOD Has to approved revised proposal for deposit payment at its Dec 2018 meeting. BOD has approved and additional amount up to a total contract of \$40,000, to cover additional costs for work to not detected in original estimate. Bldg s 11 & 14, glass lobby first floor doors are not working properly. Ronnie has been notified. A start date has not determined as of yet.
8. **Cable Covers:** Bostic needs to be contacted again by Ruth Hunter. She states Bostic has not replied to her request to fix because he may be away hunting. However, PMC member has seen Bostic doing work so he is available.
9. **2019 Management Contract:** Leisure World management contract was given to the members to read. Ronnie discussed how many of the communication problems over work not being performed have been resolved.
10. **Vantage Hill Court patio home** water issue discussed. Apparently a new PVC line needs to be run to correct the problem which is affecting drainage for two homes.

11. **Bldg 17 Rep** said the elevator is making noise, however, some can not hear the noise. We need to Verify and have Schindler fix as needed. .Contact should be through Kelly Barton.
 12. **Condensation lines** backing up: A discussion about cleaning lines by PPD that serve more than one unit. Ron will find out last time done and report back; Open point: A. suggestion to add in Grape Vine how unit owner's can clean the condensation line from their units to the condensation that serves more than one unit in the building and are the Mutual's responsibility.
 13. **Dryer vent cleaning** is re-scheduled for 1-7-19.
 14. **Gutter Cleaning** has been done.
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Submitted: Rick Kaiser