

# JOEL MARMELSTEIN-COMMITTEE REPORTS

MARCH 17, 2022

Prepared March 10, 2022

## I. PLUMBING

- A. All routine and emergency matters were promptly handled.
- B. No plumbing issues at the town homes. Several routine backups at the mid-rise buildings. Use of camera “scoping” employed on two occasions in an attempt not only to better understand the cause of an immediate problem but also the general condition of a typical mid-rise kitchen stack. Not surprisingly both results showed aging, corroded condition but no major breaks and, in each case, the immediate problem was resolved with extensive snaking.

## II. MID-RISE SUPERVISION AND GENERAL MAINTENANCE

- A. All routine problems were dealt with.
- B. Efforts are ongoing to improve drainage in the “hollow”, the area adjacent to buildings 2087-2094 leading to “B” pool from the North. In the past some water has accumulated in the southern-most portion of the parking lot, the spot also selected as a possible site for the new EV chargers. Significant vegetation was cleared and a basic, drainage ditch dug. Results are being evaluated after periodic rainfall in to determine what else may be required.
- C. The previously discovered, illegal “Ring” doorbell security camera discovered at a mid-rise unit has been removed . All owners have been notified via email and an article placed on the web site advising of the new regulation permitting use of selected “Ring” doorbell models.

## III. ELEVATORS

- A. Routine maintenance with few disruptions. Elevator pads have been purchased with owners notified and encouraged to use them during moving and construction projects. Little use detected.
- B. Reimbursement has been received for damage sustained to the walls of Elevator A in early November due to negligence of local furniture store employees attempting to deliver/remove large items. There was also a temporary disruption in service when the workers managed to rip off a small, stainless steel band that became lodged in the door channel. An owner and renter reported the problem provided a witness statement. The furniture company was contacted with detailed information furnished. \$804 covering the costs of repairs was received in February.

- IV. RODENT/PEST CONTROL-
  - A. All routine problems have been resolved. Routine service is now being provided by Nader's with noticeable improvement.
- V. BULKHEADS
  - A. Continuous inspection maintained. All bulkheads looking good.
  - B. Repairs underway for deteriorating condition found on bridge leading to Pool
    - A.
- VI. MAILBOXES
  - A. The shortage of mailboxes in most areas continues. Requests for space continue. Efforts to secure voluntary removal from owners who basically rent their units or otherwise have no need for the box will continue.
- VII. LIGHTING, PARKING LOTS, STEPS, AND SIDEWALKS
  - A. Installation of new parking lot lights is complete with noticeable improvement after adjustment.
  - B. Parking lots are adequate with cracks increasing.
  - C. The sidewalks are in good repair.
- VIII. MID-RISE ROOFS
  - A. All mid-rise roofs have been cleared of leaves, debris and pebbles.
  - B. All roofs in good condition.
- IX. WEB SITE
  - A. Available. Useful. Continuously updated. Use encouraged.