

BEACHWALK BOD MEETING
APRIL 15, 2020
MAINTENANCE COMMITTEE REPORT

- 1) The Maintenance Committee held a meeting on March 12 with the board and BW homeowners to address issues relating to facilities that need maintenance and repair. Participation was encouraged to help keep HOA dues from increasing while preserving the ambiance of Beachwalk. Several people signed up to assist in this endeavor.

- 2) In the Clubhouse we spot cleaned the carpet and moved the furniture. The carpet was then professionally cleaned by All Seasons Carpet Care. Other work in the Clubhouse included repair of the wall paper in the kitchen and bathrooms, cleaning scuff marks on the painted walls, tightening and aligning kitchen cabinet doors, tightening the legs on the two lamp tables, replacing three floor registers which were badly rusted, and replacing three light bulbs in the ceiling fan. We have on backorder one bathroom fan motor and the light grille/lenses for both bathroom ceilings. Light bulbs will be LED 100 watt equivalent to offset the dark wallpaper.

- 3) New screens were installed in the Clubhouse windows and one door. Thank you Brad Cranford for supplying the material as well as the labor to make this happen.

- 4) At the South Waterfall the electric service was gone over to clean and reconnect corroded ground and neutral wiring. We also installed a new starting capacitor on the pump motor.

- 5) In the pump room we replaced a cracked fitting on the main pool pump outlet and installed rubber cushions to lessen vibration. Plumbing leaks were repaired on the Dolphin pump and the Swimming Pool aerator. Leaks on the Spa pump were repaired as well as replacement of a defective ball valve, broken band clamp and cracked pump base. PVC unions were added to all five pumps for ease of service in the future.

- 6) There is an issue with the 5 HP Pool motor running hot and tripping the circuit breaker. We are looking into having the motor replaced under the two year warranty.

- 7) Two new umbrella frames were purchased, and the new one we had in storage were put in service. Old umbrellas will be retained in the event that spare parts are needed. The fabric canopy on one umbrella was frayed and was sewn. We have two spare canopies; one new and one used.

- 8) Repairs and maintenance on the Cabana are well under way and expected to be completed in two weeks. Pool Professionals has advised us that our annual inspection will be performed when this work is completed.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee