

**BEACHWALK BOD MEETING
DECEMBER 11, 2018
MAINTENANCE COMMITTEE REPORT**

- 1) The persistent electrical problem at the Northeast Gate has been rectified. Apparently the underground wire had been damaged during planting sometime in the past causing the circuit breaker to intermittently trip. It was necessary to replace the buried wire and encase it in rigid PVC conduit to avoid any damage in the future.
- 2) The Clubhouse and Cabana roofs have been repaired by Excel Roofing. They also repaired the leak above the chlorine room. The Maintenance Committee will address the water stains on the Clubhouse ceiling.
- 3) The four recessed lighting baffles on the Clubhouse porch have been replaced. Three were severely corroded and one was missing.
- 4) The five steel lintels on the Clubhouse and one on the Cabana have been scraped and repainted white. Caulking between the lintels, windows and doors has been redone as well. Grouting above the lintels, where necessary, remains to be done.
- 5) The South Gate filter basket housing has developed cracks and is leaking. The Maintenance Committee will be replacing it with a used unit found in the chlorine room.
- 6) The South Gate Waterfall is currently timed on at 6AM and off at 11PM. If and when there is a hard freeze it will be operated continuously until the temperature moderates to prevent any damage to the water lines and equipment.
- 7) The Maintenance Committee has been cleaning the Dolphin Pool and South Gate Pool filters and strainers which have clogged to impede the water flow. This service falls under the contract with McGee Pools and must be addressed with them. I am submitting this to the BOD for their action.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee