

Maintenance Report

Second Quarter

July 2021

The Second Quarter of 2021 has kept the Maintenance department busy with summer repairs, however, there were **No Big Projects** undertaken this Quarter.

We are continuing, as in the previous Quarter, our replacement of the 2 in X 4 in cast iron pipe within the walls, which overtime due to age of the structure has started to deteriorate causing leaks. Terry and Johnny have been very proactive to monitor and resolve any leaks as quickly as possible, once they are aware of an issue.

The Maintenance team has also been focused on repair/replacement of Spalding and cold joints in the parking garage ceiling, as well.

More gutters have been installed to collect water and divert it to a water collection place instead of allowing the water to pool on the garage floor. This is being done **proactively** to prevent water from falling onto the cold joints and Spalding causing eroding of the dirt/sand foundation.

The staff have been working diligently in detecting and correcting any Spalding issues, both on the inside and outside of the building.

Maintenance has implemented a technique where they break the concrete and expose the rebar, wire brush it, and then treat it, after that they seal the rebar back up with an adhesive cement mixture to maintain the life of the structure.

The area around the tennis court and the shuffleboards to the picnic table area has received a fresh coat of paint this Quarter, as well.

Terry Baggett

Maintenance Manager