

M50 Buildings and Facilities Committee Minutes  
Wednesday, March 9, 2022 at 10:00 AM via Zoom

- 1) Call to Order – Abbie Ogawa
- 2) Roll Call of Members – Rich Johnstone

Committee Members Present: Doug Bettencourt, Rich Johnstone, Abbie Ogawa, and Mark Strovink

Committee Members Absent: Marjie Musante

MOD Representative Present: Clayton Clark

- 3) Approval of Minutes from February 11, 2022: The committee approved the minutes with no changes.
- 4) Old Business

4A - Update on Recommending a Roofing Consultant

- a) The roof assessment contract submitted by Avelar (dated February 1, 2022) was reviewed by the M50 attorney. Subsequently, Donna Landeros approved and signed the contract.
- b) Based on roof leak history, Avelar selected 3 roofs to assess
  1. Project A: 5533
  2. Project B: 5333
  3. Project C: 5565
- c) Clayton Clark will prepare a flyer to advise residents of these three buildings when the roof assessments are scheduled.
- d) Mark will create a webpage to view pictures of the 3 roofs.

4B - Update on Replacement of Exterior Light Fixtures

- a) Most members of the committee met on 2/24/22 with Current Electric, the Lightway manufacturer's representative. Lightway manufactured the original fixtures. Other meeting attendees included Sang Electric and Clayton Clark.
- b) Subject to final pricing, the committee plans to recommend to the Board a demonstration project to install 7 LED light fixtures at or near the 5521 building to determine whether they provide sufficient light for nighttime safety. Clayton Clark will obtain a price quote from Sang Electric for parts and installation.
  1. 2 vertical lights
  2. 2 horizontal address lights (see Note below)
  3. 2 pagoda lights: one on entry way and one on walk way
  4. 1 "jelly jar" light in carport

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Note: An additional address light will replace a plain horizontal light on certain garages to clarify the building address for delivery services and first responders.

- c) If the demonstration project is approved by the Board and subsequently determined to be successful, the committee plans to recommend to the Board the replacement of all exterior light fixtures because the current fixtures are old and deteriorating (e.g., Doug estimates 10% of the bulb sockets have cracks); the LED bulbs have a long life (average of 50,000 hours), are replaceable, and use less electricity than the existing fixtures.

4C - Update on Smoke Detectors and Whether Any Corrective Action Should be Recommended to the Board

- a) The committee has requested a legal opinion regarding M50 and unit owner responsibility for the hard-wired (AC power) smoke detectors and their exterior alarms.
- b) The committee recommends: When a unit is going to be sold, the MOD pre-sale inspection should determine whether any battery-operated smoke and/or carbon monoxide detectors in the unit have exceeded their useful life (i.e., are older than 10 years). Each detector should have a manufacture date; if there is no date, it should be assumed to be older than 10 years. The seller would be responsible to replace detectors that have exceeded their useful life.

5) New Business: None

6) Announcements: Next Meeting will be on Friday, April 8 at 10 am via Zoom (Note: Doug will not be able to attend this meeting)

7) Adjournment