

M50 Buildings and Facilities Committee Minutes  
Friday, November 12, 2021 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, Marjie Musante, Abbie Ogawa, and Mark Strovink

M50 Members Present: Toby Dicker, Russell Ogawa, and Gayle Rotner

MOD Representative Present: Clayton Clark

3) Approval of Minutes from October 15, 2021

The committee approved the minutes with no changes.

4) Old Business:

4A - Update on Recommending a Roofing Consultant

- a) The committee has considered a bid from John Harris of Axis Building Envelope Design. Although he has substantial experience in Rossmoor and has testified as an expert witness in litigation, he is not a certified roofing consultant.
- b) Clayton Clark will identify one or more certified roofing consultants who are independent of any roofing contractors.
- c) In their bids, roofing consultants will be requested to select one manor building from each of the three phases of M50 for their roof assessments.
- d) The assessments will consist of:
  1. Removing a sampling of tiles on each roof and assessing the status of the underlayment. (MOD staff will assist in the removal and replacement of tiles.)
  2. Estimating the remaining roof life
  3. Recommending corrective actions to extend the roof life and estimating the cost of these corrective actions
- e) Clayton plans to request a roofing contractor to provide a separate cost estimate of the corrective actions.
- f) The committee might request the roofing consultant to select a garage roof to assess on a time-and-materials basis.
- g) After the committee has identified a preferred roofing consultant, it will make its recommendation to the Board concerning the roof assessments.

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4B - Update on Replacement of M50 Exterior Light Fixtures

- a) On 10/29/21, the Board authorized the B&F committee to spend up to \$1,200 to purchase and install five LED fixtures to test whether 5-watt exterior lights would provide adequate lighting.
- b) Sang Electric is estimating the cost of parts and installation for the five LED fixtures and bulbs.
- c) The committee selected 5521 Terra Granada as the test location.

4C- Update on Safety Handrail Repairs

- a) Two handrails have been repaired by the Eagle Iron contractor.
- b) Clayton Clark has not received any information about additional handrails requiring repair.

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

- a) At 5521 Terra Granada, Sang Electric will test hardwired smoke detectors connected to exterior alarms to obtain an indication of how well these devices are performing. Defective or missing hardwired detectors will be replaced.
- a. Clayton Clark confirmed that additional smoke detectors with 10-year batteries were installed in all M50 units in 2017. Therefore, these batteries should not need to be replaced until 2027.

5) New Business:

5A – Setting Priorities for Future Tasks – This discussion was deferred to the next meeting

6) Announcements: Next Meeting will be on Friday, January 14 at 10 am via Zoom

7) Adjournment