

M50 Buildings and Facilities Committee Minutes  
Monday, October 17, 2022 at 10:00 AM via Zoom

1) Call to Order and Roll Call of Members – Rich Johnstone

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

Committee Members Absent: Barry Grossberg

MOD Representative Present: Clayton Clark

2) Approval of Minutes from September 2, 2022: The minutes were approved without changes.

3) Old Business

3A - Update on roof tune-up for 5333 Building - Clayton

- a) The tune-up was completed at a cost of approximately \$3,500.
- b) The committee believes that widening the valley openings is the most important factor in improving roof performance because wider valleys facilitate the removal of debris from roofs.
- c) As a result of the tune-up, fewer leaks are expected in this building, but we will not know for certain until the rainy season. The expectation is the tune-ups will extend the useful life of the roofs.
- d) The committee is recommending the next two tune-ups be scheduled as soon as possible at the 5565 and 5593 buildings because they are 8-unit buildings like 5333 and the roofers will be familiar with the roof structure.
- e) Clayton recommends that the 5201 and 5213 building tune-ups be conducted during the Entry 22 rehabilitations in 2023.
- f) Russell will prepare recommendations for improving the tune-up process.

3B - Update on replacement of exterior light fixtures

- a) At the 5521 building, the new sombrero top fixtures for the entryway and walkway are directing light downward better than the existing pagoda fixtures.
- b) All of the new fixtures installed at the 5521 building are providing satisfactory lighting.
- c) Doug has determined the total number and type of fixtures. The next step is to confirm the costs.
- d) There is approximately \$58,000 in the 2022 and 2023 budgets for a large portion of the fixture replacements. Additional funding will be in the 2024 budget to complete the project.

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- e) Before a recommendation to the Board to begin the 2023-2024 portion of the replacement, the committee needs to determine the type and number of fixtures as well as when to purchase the fixtures and where to store them.

3C – Status of condo smoke detectors and alarm bells

- a) The M50 attorney is now seeking experts in fire and building codes to provide an opinion on the current code requirements regarding replacement of the hard-wired smoke (AC powered) detectors and their exterior alarms. The committee consensus is these detectors and alarms have exceeded their useful life and should be replaced.
- b) The committee is requesting Board approval to proceed with a demonstration project of a new AC-powered smoke detector with a 10-year battery backup, test/silence button, and a wire relay to an exterior alarm bell. The demonstration will indicate whether the existing ceiling junction box for the AC-powered detector is sufficient to support a new detector or a new junction box is required.

3D – The Board approved new alteration authority for MOD, the committee, and the Board.

4) New Business:

4A – Exterior Door Colors

- a) The committee is considering alternative procedures for resident requests to paint their exterior doors a different color.
- b) Attempts to identify a color palette used by other mutuels has not been productive.
- c) The committee will consider TWCM Policy 95 regarding changing the paint color at the next committee meeting.

4B - Discussion on whether to recommend to Alterations Department any installation requirements for balcony trellises (e.g., distance from windows and gutters)

- a) The committee will continue this discussion at the next meeting.

5) Announcements:

- a) The next meeting will be on Friday, November 4 beginning at 10 am via Zoom.

6) Adjournment