



## **Maintenance Committee**

Committee Report – February 13, 2024

During the past month, the following has been completed in the clubhouse and around the community:

- The repairs to the damaged clubhouse ceiling near the bathrooms are in progress. It still needs finish sparkle coats and then repainting.
- The Indoor Pool Equipment room was cleaned and items rearranged to give Canale Pools room for replacing the boiler.
- Two sections of fence between homes on Bluebell and the High School were repaired. Working with the wet vinyl in freezing weather was no fun. The problem there stems from a 6” post snapping at the ground level. Through some “trial and error” the fence parts were all reinstalled. We connected some of our new white screws to pin it all together. We will go back in warmer weather to repair the post.
- The Coat Closet was rearranged to provide more coat hanging space.
- The Village Grande Road entry winter illuminations power was restored. A GFIC outlet tripping was responsible.
- This year we need to recertify the bonding of our Indoor & Outdoor Pools. Krise Electric is in the process of completing the certification of the Indoor Pool. The Outdoor Pool will be completed prior to it’s opening. A ground fault devise was added to the Indoor Pool Equipment room as per the electrical inspector’s instructions.
- Now the PoolPak and its electric heat, our favorite piece of equipment. The Natatorium was not maintaining temperature. An inspection of the PoolPak found that the electric was on and it was calling for heat. An inspection of the heating element compartment found that several wires connected to the contactors had burnt off. Later that day we replaced some of the wire connections with new wire and installed these wires in a more secure way. We powered up the PoolPak and discovered that a transformer had also blown, This was replaced by Krise Electric. A few days later, some additional wires had burnt off. We reinstalled these with this more secure method.
- The Spa heater is being replaced because it has outlived its useful life.

Your Maintenance committee,

Joe Carluccio, John DaPrato, Bill Hofmann, Rich Johnson, Mickey Cain, Jim Conway,  
Mike DiChiara, Dennis Ryzinski, Bruce Vieth, Chris Barnes, John DeMarco, Tom Clark &  
Abe Greenbaum, Chair