



## **SPRING 2023 OVERSIGHT COMMITTEE REPORT**

All 76 units were inspected during April 21st, - 28th, 2023, with the exception of R4A, since it was occupied. There were no major housekeeping or maintenance issues to report. Consolidated inspection reports for all 77 units were submitted to Corinne Peltier on May 17th, 2023 for her review. The following additional tasks were completed by the Oversight Committee for John Morril during our maintenance inspections:

- 1) All 156 air conditioner outside covers were removed and cleaned for storage.
- 2) Check all clocks for correct time displays.
- 3) Touched up minor scratches in units where needed.
- 4) All towel bars and tooth brush holders that were loose in all units were tightened that we were able to do.
- 5) All outdoor security lights, resort streetlights, as well as all hallway lights in Ropewalk East buildings were inspected and issues were noted on Security light report.
- 6) All common areas in Ropewalk East 1, 2, 3, 4, 5, and 8 were inspected for issues.
- 7) All faucets were tightened where needed.
- 8) All refrigerator and stove handles were checked in all units, and tightened where needed.
- 9) All fourteen buildings were inspected for rain gutter issues.
- 10) Cleaned the tracks on the sliding windows on many of the units.
- 11) All baseboard heaters in all units were inspected for issues.
- 12) Inspect all bathroom mirrors for deckling issues.
13. Helped Randi to remove white striping, and nails holding the striping on the tennis courses for upcoming resurfacing of tennis courts.



## **SPRING 2023 OVERSIGHT COMMITTEE REPORT**

- 11) All safety equipment both in Common areas and inside seventy-seven units was tested and Safety Equipment Report was forwarded to Corinne Peltier. Below are the results of all equipment that was tested:
  - A) All 12 emergency lighting units located in the common areas of Ropewalk East buildings passed.
  - B) All 20 CO alarms were tested, and any problems were noted on Safety Inspection Report and submitted to Corinne Peltier.
  - C) All 114 GFI protected bathrooms passed tests, except for one GFI in S1A upstairs bathroom. These tests were completed with our new testing instruments.
  - D) All twelve GFI protected kitchens passed our tests, (Ropewalk West).
  - E) 120 smoke detectors passed a power and function test.
  
- 12) Lubricated and checked all unit main entry door knobs to make sure they were tight, as well as storm doors.

On behalf of Cold Spring Management, and myself, I would like to thank Barbara Diventuti, Frank & Pam Hallett, Ellen & Stewart Little, William & Laurie Meisner, John & Mary Kay Paladino, Gladys Proper, Dianne Smith, and my wife Dottie for making the Spring 2023 unit inspection a huge success. Again, thanks a million for all your hard work for our resort!!!!

Submitted By:

Paul E. Tousignant  
Committee Chairperson