
From: Shaw [REDACTED]
Sent: Friday, July 19, 2019 1:19 PM
To: [REDACTED]
Subject: RFA: EMERGENCY BUILDING ENGINEER ACTION: LOUVER INSECT SCREENS

RFA

To have the Building Engineer perform the following task on a common element accessible through the former resident manager's unit:

1. Remove louver attached to building exterior above air conditioning ("ac") compressors. Measure, and create a design and template for an insect-prevention screen with fittings, so that the screen can be replaced.
2. Make and record detailed measurements. In the report/video show how to cut and install these insect-prevention screens, which can be removed when the louver area is inspected, and cleaned if needed.
3. Obtain samples of suitable screen meshes to present to owners and the Board.
4. Keep a time record on this operation in the former rm's unit, so that a time estimate can be made on the work required system-wide.

5. Record the entire procedure by video and still images.

DIRECTORS' NAMES AND VOTES ON THIS ISSUE TO BE PLACED ON RFA AFTER VOTING

RATIONALE:

This level of documentation is the best practice because this common element involves a degree of hazard to other common elements. There is no need to delay self-help by our Engineer trying to hunt down manufacturers/suppliers of the louver or screens. The warranty has probably expired. If anyone gets sued for failure to install the screens, a routine defense is why didn't The Collection make any effort to mitigate its damages by having its own Building Engineer create a solution (well within his expertise and job description)? Our Building Engineer can rapidly fix the problem in the former rm's unit today.

Later on, the Board can track down who should have done their job and see if they will reimburse us for self-help. That is the normal route. This is a termite and other insect infestation hazard-- and, fire hazards are implicated. Please, no more delay!

ACTION: RFA denied at 09/17/19 Board Meeting.

RECORDING SECRETARY: Desmond Oliveira, Office Manager