

## **CSM Maintenance Committee Report for AGM 2024**

I am pleased to be able to report to you the actions of the Maintenance Committee over the past year, and plans for the upcoming year.

The Committee consists of Richard Ferguson and me. We have combined the actions of the Maintenance Committee and the Design Committee so we can take on leadership roles if one or the other of us is absent from the CSM site at any given time, and to try to allow the quickest response time for any issues that arise.

This report will be related to Maintenance issues, Richard will present for the Design Committee activities.

We, at Condominios Sierra Madre, are lucky to have the very able assistance of Carlos Garcia, who has excellent working knowledge of our systems and the hands of a magician for many of the problems that may arise. Please be aware that he is here to work on CSM Association tasks, not to work on individual installations of mechanical, electrical or plumbing in our units, unless there is an emergency situation. If you wish to have Carlos or his team do private work for you, they are often able to do it for a fee after their usual daytime work is completed.

### **Rooftop Waterproofing**

We have been having water leak issues with rooftop patios and slanted rooftops for many years. Our buildings are now nearly 60 years old. Generally, we become aware of the rooftop leaks when there is evidence of leaking in the unit below the offending rooftop. Paint blistering and water leaks become evident and we then diagnose the site and scope of the problem. There have been rooftop patio tile replacements and slanted rooftop repairs and waterproofing done on an as needed basis over the decades. The compounds used for waterproofing, and the character of the tiles for patios have improved dramatically in the past few years. Warranty coverage of 5-8 years is now extended to 20 to 50 year products. Each year, we have one or two patios and one or two slanted rooftops that have needed replacement. The budget is designed to handle this situation by ensuring money for replacement of one or two of these rooftops each budget year.

### **Building Appearance**

We have budgeted for one full building to be painted yearly and touchup paint to other buildings when needed during each year. This year, the exterior of Building C will be repainted and touchup painting has been done during the November/December period of 2023.

### **Lawn, Garden and Mechanical Implements**

In a move to modernize our lawn equipment, and reduce fumes and noise from machines, we are moving to rechargeable battery gardening gear beginning with a leaf blower and trimming implements. Due to battery life issues, the lawnmower we purchase will be gas powered, very fuel efficient and very quiet. This was the recommendation of our gardening specialist, Salvador. As we move to electrification of our buildings and Mexico builds out their electrical distribution system and solar capacity, we will be able to use Lithium based rechargeable battery systems for all of our gardening tools. The extremely noisy gasoline blower should be a thing of the past this spring. Battery electric lawnmowers will be added for more efficiency over

the next few years. By that time, we will then have a bank of rechargeable batteries and solar derived power to improve running times for all of our machines.

## **Water System/Capdam**

We depend on Capdam for our water ingress and egress systems. We also have a private well that functions for landscaping and pool capabilities. The pumps and piping of water are tended to by Carlos and his team and they retain a spare pump to tide us over if a pump fails. There have been many modifications made to gutter systems, berms for directing water away from buildings, and better piping to take water away from the bases of buildings.

Flush of underground piping for sewage is undertaken yearly in November by Carlos and his team. This was completed this year with no concerns.

There is a multi-year problem with odours from the Capdam sewage system that is located just north east of our CSM site. Capdam has been slow to address the issues and doesn't seem poised to respond again this year, despite a broken pipe and other deficiencies at the plant that should be attended to. We have limited recourse to improve this situation.

## **Propane and water heaters**

We have propane tanks in the bodegas between Building B and C, and between Buildings D and E for heating water for our units. We hope to have earthquake shutoffs on these tanks in the next year. The propane tanks have manual valves for closure in event of emergency at this time, as they have had since CSM was established.

There are 2 water heaters for each building housed in the bodegas of each building. These have a warrantied life expectancy of 5-8 years. We are trying to upgrade our tanks to those with longer warranties and larger capacities. There is usually failure of one or two tanks per year. We change over when the tank leaks, as the tanks are in a site that will not be harmed by small amounts of leakage. We are in the position of waiting until the tanks fail so we do not proactively change tanks on any predetermined schedule. Some of our tanks have lasted up to 12 years before they fail so we feel that the best course of action is allowing them to fail before changeovers.

## **Pool, Pool Deck and Palapa**

The Palapa rooftop renovation was completed in April of 2023 and should last at least 10 years. The wooden structure of the Palapa is in good condition as is the tile decking.

The pool is in need of some care this year. A new ionizer has been purchased and installed by our very own pool specialist, Bruce Stevens along with Carlos, who is in the position of following maintenance of the pool pumps, ionizers, chemical introduction to the pool, daily vacuuming care and water level maintenance. There are some broken tiles evident on the floor of the pool and the grout is discoloured and

possibly some mold is resident in the grout. The plan is for the pool to be completely drained in late April or early May 2024. This will allow for tile repair and complete cleaning of the tile and grout by power washing and possibly grout repair thereafter. This should give us a 'good as new pool' for a number of years to come.

### **WiFi, telephone and TV services**

These services to our individual units are contracted directly with the supplier, which, at this time include TelMax and Total Play. Present wired service is largely being replaced by fibre optic lines which run underground to each building and each building unit. Carlos and staff are going to work to try to conceal lines in conduit conductors or possibly paint lines to make them less evident. If problems arise with the services, please contact your provider to get direct assistance for your units.

### **Natural disasters**

We have chosen to live in an area that is prone to earthquake, high precipitation and hurricane or high wind events. Over the years, the HOA has tried to learn what to expect from high wind and water events. Often, with heavy rain events, there is some interior leaking through windows and some flooding of our grounds and into ground floor units in each building. The berms interposed between our property and the golf course, heavy duty gutters on our buildings and runoff distribution to parking lot areas handle most of these events well. Occasionally, events that overcome our best attempts at mitigation occur and damage to units occurs. The staff, both housekeepers and maintenance staff, have been invaluable in drying out and cleaning units and in undertaking 'patch and paint' repairs to damaged units. It is important to have entry keys for our staff to use on these occasions to assess and organize repair of units. If no key is available and there is no housekeeping staff to alert us to damage, units may sit long periods undergoing progressive decay until the owner becomes aware of the situation. It is imperative that our Building Manager have keys to all units for these eventualities.

Earthquakes are frequent and usually of low intensity in our region. There is a history of major quakes in Manzanillo area, and this poses major risk of structural damage to buildings and infrastructure. These unpredictable events could cause such damage that our buildings would be uninhabitable until major restorative work is done. We do not keep enough money in our HOA accounts to allow for such major repairs and we would all be called upon to fund a Special Assessment if such damage was to occur.

### **Summary**

It was my pleasure to be able to give you our Maintenance Committee report. If there are any questions or comments on my report, please wait until we have a question period at the end of the Committee Reports section of this meeting.

