

DSI GOVERNANCE BOARD MEETING April 5, 2023 #4

The DSI Governance Board meeting was held on Wednesday April 5, 2023. The meeting was opened by Chairperson James Villeponteaux at 3:00pm.

There were five Governance committee members in attendance; and a quorum was met.

James Villaponteaux Emily Watts Dianne Jones Kathene Winston Russell Cornette
DSI Board Member in attendance- Leigh Thompson, Carol Davis, Diane Thomas

Agenda-

1- St. George moisture issues and exterior testing

Discussion-led by JV, LT, DB, RC and EW

The discussion was on whether to entertain bids from companies. We received two bids. The first one was for \$2,217 and the second one was hourly. Another test did not involve core drilling. It involved punching the floor and tiles, increasing moisture barrier and disturbing the slab (Rebob); however, we don't want to create cracks. A new test recommended dehumidifier, and to put barrier over the concrete. The discussion was on how deep do we want to go before it costs us too much. It was suggested that the Governance, Executive Board and the DSI board met with the St. George Mayor, RC moved, KW seconded. All approved of the agenda. The ESC companies bid did not go out and no test was taken. The Terracon company only did a moisture level test. There are other tests such as a 24 hour test, 1" holes test and core drill test (could be costly). DSI has been in the building for 20 years-moisture could have dried up. We could provide information about the flooring; and we could do a moisture barrier test. We also have to deal with the exterior of the building as well-core drill maybe. We need to investigate who has done the core drilling. JV sent out an email regarding the water coming up between the tiles, where is it coming from (unknown). We must look at the eaves, guttering, French drain, moisture inside the building and core drillings. We will see a lot of moisture in St. George when it rains. It is still not known where the moisture is coming from (baseboard slab-we don't want to mess with it). The question is should we fix the problem. We don't have the money to fix the building, and we do not want to place a floor on top of the floor. Moisture will cloud the wax. This means the wax will not stay shiny with the moisture. Two employees almost fell when picking up the fitness mats.

Recommendations/Suggestion-

If we have a budget, we can spend money to review the problem, however, we need money to fix it. Dehumidifiers can drain the water over time, but it is costly and noisy. We could relocate to a church temporarily until the moisture is removed, it could be a 24-48 hour test because the building is 20 years old. We could do a moisture test to see if the moisture is coming from inside. The outside moisture test showed no moisture coming from outside. Perhaps we need to explore other avenues. Terracon is ready to proceed. It was stated that we do not have to vacate the building while the test is done. Water is coming from underneath with a moisture barrier. Moisture is possibly traveling through the floor. This would give us information on whether the moisture is coming through the slabs. It was discussed that there are three coats of wax once a year. Summerville is done two times a year. Anytime you buff, you take dirt out of wax. There is a person that takes care of the waxing in St. George. One or two layers of wax will not do the job. The retention ponds don't help the situation.

New Business

Get a few quotes on the moisture barrier test. This test is different than a concrete floor moisture vapor Emission Rate Test. RC motioned to look at the moisture Relative Humidity Test, seconded by KW. All members were in favor, and we will collect bids only as we do not own the St. George facility.

The next meeting is scheduled for Tuesday, April 27. 23 at 3PM. Brandi will send a reminder to the committee regarding the town council on the 2nd Thursday of the month at 6PM.

KW motioned to adjourn the meeting and 2nd by DJ at 3:48PM.

Respectfully Submitted,

Dianne Jones, Secretary of the Governance committee