

Extra-Ordinary Committee Meeting 19/12/22



Meeting commenced 19.15, Held over Zoom:

Present: Denize Hunter, Cameron Johnstone, Anthony Cameron, Gordon Cameron, Alistair Devlin, Eric W Smith.

Apologies: Graeme Langmuir, Richard Smith, Tosh McGroarty

Topic: Burst Pipe in the Attic causing flooding to the Clubhouse

Concerns were raised regarding the possibility of water pooling under the floor on top of the concrete slab. Peter McAllister had advised that water should drain to the ground via weep holes and that the batons are treated against rot. Any residual water left on the slab should evaporate off.

Peter McAllister had submitted all drawings and these were reviewed. The floor in the kitchen was very wet and the wall behind the door was also very wet with water ingress to the light and fan in the kitchen access. Concerns were voiced about the lack of true level of the slab and pooling of water in various areas.

There was a suggestion to cut a hatch in the cleaning and electrical cupboard to see what the condition on the surface of the slab was.

It was also suggested to remove the insulation in the roof which should be replaced as this would hold the water and lead to continued damp in the kitchen and other areas.

There are currently three tanks in the roof space – two hot water and one cold. It was discussed to cut these off and remove as they are unnecessary and will simply continue as a risk. If these are not removed, they should be fully insulated.

Any excess on the insurance policy is to be checked.

A check-list was recommended for future cold weather to include location of all stop-cocks etc.

EWS to take a de-humidifier down to the clubhouse and plug it in – showing Philip how it should be used. Similarly, Philip will also bring another de-humidifier down to reduce the inherent damp.

Meeting adjourned at 20.15.

Meeting re-commenced in the clubhouse, 21-12

Present: Gordon Cameron, Cameron Johnstone, Eric Smith, Alistair Devlin, Peter McAllister, and Denize Hunter.

The damage was reviewed and the work done to remove wet insulation noted. Further insulation was also removed.

It was noted that the vapour guard on the top of the plasterboard had been removed and this will need to be replaced.

The walls were inspected with a damp-meter and the worst areas noted – mainly around the kitchen hatch and behind the door into the lobby to the toilet. De-humidifiers were set up and the damage assessed as limited to the kitchen, the kitchen lobby, the electrical cupboard and the area around.

The hatch which had been cut in the floor of the cleaning cupboard was inspected and the wet patch that had been there previously had dried out. The opinion of the group was that all sensible measures had been taken and that there was little further to do other than to review the water tank requirements and to review the plumbing to minimise future risk of damage.

The meeting was then adjourned.