

**Facilities Committee Meeting Minutes**  
**Tuesday, January 10, 2017**  
**Sloan Clubhouse**

Co-chairperson Tom Davis called the meeting to order at 7:00 PM.

The minutes of the December 13, 2016 meeting were approved.

**Treasurer's Report - *MaryAnn Chism***

- One expenditure for January was \$19.05 and cash on hand is \$366.21

**Subcommittee Reports:**

**Pools/Spa - *Jim Bowman/Neil Hartenstein/Bruce Potter***

- Pool and Spa have been running fine

**Gates - *Tom Davis/Maria Derbyshire***

- No issues reported

**Repairs - *Gary Wahlers/Jamie Moran***

- Sloan-There were only two lights changed and an uneven table to be repaired
- RH-Light bulb out on Exit sign needs to be replaced

**Exercise Rooms/Tennis Courts - *Tony Kelch/George Hager***

- Sloan- Ran out of Sanitary Wipes which have been replaced and we have some on reserve
- RH- No Issues

**Night Watch - *Jim Varvaris/Bill Sirocky***

- Sloan-There is a light out in the club room that needs to be replaced by an electrician. Diane is working on finding an electrician to replace it
- RH- No issues

**Pre and Post Inspections - *Joe Malone/Doris Moran/Mary Ann Chism***

- Sloan has one party for February and one in March and two in April
- RH has one party in February

**Common Facilities Inspection - *Ron Thompson***

- A few open items carried over from last year, the wooded top benches in the ladies' locker room as they are rusted at the bottom. Looking into doing repairs or replacing them

- In Regency Hills a number of walls need to be painted that will most likely be in the 2018 budget
- There are caulking issues outside that will be addressed before the painting of the clubhouse this summer

### **Old Business:**

#### LED Lights

- Currently filling out paperwork to PECO for a rebate of \$269.
- It was noted that the test LED light is remaining on all day and Diane Bidy is confirming the lights are compatible with our system and will not remain on the entire day

### **New Business:**

#### Door Closures

- New closure was installed on the right side of the RH double doors going out to the pool deck. The new closure does not match the existing closure on the left door. A resident complained about the ascetics of the two different closures. The replacement cost would be \$459 for a matching closure.
- Art Lebofsky made a motion to replace one closure to look like the other. The motion was seconded. After discussion, the motion was defeated.

#### Pool Cover

- Bruce Potter put forth a motion to get approval from the board to get a new outdoor winter mesh cover for the pool for \$3,579. The motion was seconded. After discussion, the motion was carried.

### **Liaisons:**

#### **Finance Committee – *Lee Leiber***

- There was no meeting in December. The next meeting will be Monday, January 16<sup>th</sup>. There has never been a full complement of members at the Finance Committee, so if anyone is interested they are welcome to come to any meeting
- There was no excess snow cost for December so it does not affect the December budget

### **Community Association Board (CAB) – Tom McCarthy**

*Reported by Frank O'Connor on behalf of Tom McCarthy*

- The status report on the indoor pool issue is as follows
  - A portion of the outside wall was removed to provide access to the failed piping via the space above the spa

- The sprinkler was repaired, but a pressure test show there was a small leak in the dry system
- Metropolitan located and repaired a small leak in the dry system piping at a spot approximately over the library, and applied a second pressure test to the system
- All wet installation was removed from the ceiling above the spa
- Siding and sheathing were removed from several areas on the outside of the building, and all wet installation was removed from the walls
- Plastic “tenting” was built around the affected areas of outside wall, and drying equipment was connected via the large yellow ducts
- Work continued today with the following results:
  - Metropolitan arrived and determined that there were no additional leaks in the dry system; water was turned on and the dry sprinkler system is now fully operational
  - The restoration company returned today and opened up the roof to access the wet installation above the ceiling; all affected insulation was removed
  - The restoration company determined that the affected areas inside the walls were dry; and drying of the walls was discontinued
  - Following the removal of the installation over the ceiling, the roof was temporarily tented and work began to connect drying equipment to the affected area of the ceiling
  - Once all affected areas are dry, restoration work will begin

### **Questions/Discussion**

- Question was brought up by Tony Kelch about painting pickleball lines on the second tennis court. The committee suggested he bring a formal proposal to a future meeting

### **Next Meeting:**

*February 14<sup>th</sup>, 2016 at 7:00 pm- Regency Hills Clubhouse*

**Meeting adjourned at 7:37 PM.**

**Attendance:** Rhonda Salvucci, Mary Ann Chism, Jamie Moran, Doris Moran, Jim Varvaris, Art Lebofsky, Mary Lou Flahive, Peter Flahive, Jerry Iskin, Marlin Cathers, Bill Sirocky, Frank Vibbert, Lee Liebler, Bruce Potter, Gary Wahlers, Neil Hartenstein, Tony Kelch, Rich Bergeman, Lynn

Morozin, Ron Thompson, Dave Lowe, Nick Kolodinsky, George Hager, Ray Buckley, Dave Slipakoff,  
Joe Malone, Jim Bowman, Maria Derbyshire, Tom Davis, Frank O'Connor

Respectfully Submitted,  
*Gianna Salvucci – Secretary*