

**Facilities Committee Meeting Minutes**  
**Tuesday, March 21, 2017**  
**Regency Hills Clubhouse**

Co-chairperson Frank O'Connor called the meeting to order at 7:00 PM.

The minutes of the January 10, 2017 meeting were approved.

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

- The report remained the same except for receiving \$114.75 from an account. All receipts have been received to submit \$243.63 expenses.

**Subcommittee Reports:**

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

- Nothing new to report. All is well, just doing some resetting.

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

- No problems with the gates. The photo electric cell for the lights that shine on the gates must be replaced. Diane Bidy is going to get the company to change them.

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

- Sloan- no repairs to report. However, a plumber needs to be called to repair a shower head in the lady's bathroom.
- RH-clubhouse chairs consistently need repairs. The pool control panel roof became detached and had to be bolted back on.

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

- Sloan-no issues
- RH- no Issues

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

- Sloan-a report of an intermittent valve leak in the toilet in the lady's room. Apparently when checked, there was no issue with it.
- RH- No issues

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

- Sloan - 3 parties in April, 1 for June
- RH- has 1 party in April.

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

- Gearing up for the annual inspection and looking to solicit volunteers which will take place in April and kick it off at the next facilities meeting on April 12<sup>th</sup>.

### **Old Business:**

#### LED Lights

- All LED light upgrades at Sloan have been replaced. PECO has given approval for rebate, but all work must be done by June 5<sup>th</sup> to receive the refund.

### **New Business:**

**Pickle Ball** – resurfacing will be done on the tennis courts and provide pickle ball lines to one tennis court. Tony Kelch along with Diane Bidy solicited 6 bids, but only received two bids back, one from Mainline tennis overall bid was \$13,500, Sports Builders another bid \$14,000. The quote from last year from Spartan Athletics was \$12,229 and did not include pickle ball lines. Regarding the pickle ball nets, there is a regular net for \$170/net and a heavy-duty net on wheels for \$250/net. CAB liaison, Tom McCarthy noted that the reserve study provides for the resurfacing of the tennis courts. A motion was made to purchase the heavy-duty nets with a second. All were in favor. Motion passed. This will go to the CAB for approval.

**Elliptical D-** rollers replacement cost of repairs just under \$300. An estimate was put in for 2017 for Elliptical E since both were purchased at the same time. The men from Fitness Machine Technicians will tune up all machines at Sloan and RH. A suggestion was made to hold off on repair for Elliptical E for \$300.

**Faucet for Sloan Kitchen-** \$300 for faucet. \$200 for plumber. The cost was put into the facilities budget. The plumber will look at the faucet at the same time as the repair for the shower in the lady's bathroom.

**Outdoor Pool Deck-** as part of the facilities inspection and the reserve study there is some work to be done, 1- there is a crack from the corner to the trash cans, to repair \$400  
2- the caulking around the pool deck which amounts to \$2100, dig out all the old caulking and replace with new, 3- power wash and clean deck and coat with a clear coat Decka Shield concrete sealant for \$3700. It is proposed to do all 3 items before the pool is open for the summer. All items to be done by Grube for \$6200. The numbers will be put together for the CAB for a future determination. This will go to the CAB for approval.

**Indoor Pool Deck-** the grooves on the pool deck have black gunk in them. Grube can power wash it with a chlorine mix or do it by hand so that black particles will not blow all over. The cost is \$85/ hr. with the job taking 6-8 hours. Total cost would be around \$600.

Project will be done after the outdoor pool is open. A motion was made and seconded, all were in favor. This will go to the CAB for approval.

**Men's Pool Volleyball-** a pitch was made to the Social Committee to establish a new activity "Men's Pool Volleyball." It was approved by the Social Committee and now it is being presented to the facilities committee to approve the closing of the indoor pool for 4 hours/ month. The activity would be scheduled on the calendar and require exclusive use of the indoor pool every 2<sup>nd</sup> and 4<sup>th</sup> Fridays of each month from 2-4 o'clock from November -April. The activity leaders will be George Aspinall and Ray Buckley. There is no cost to the community. It will be a fall/winter activity that will only take place in the indoor pool and for residents only. A motion was made and seconded. All were in favor. This will go to the CAB for approval.

**Fire Department Inspection-** both clubhouses were inspected to make sure there was compliance with the local fire codes. The following was found due to the inspection:  
Sloan-Replace the painted sprinkler across from the group exercise room and in the storage room

- Keep the exit discharge leading to the patio from the sitting area clear and unobstructed.
- Repair the exit in the Club Room so it operates as required.
- Repair the 1" Globr valve handle
- Have the No low air alarm considered and provide a report
- Raise the sprinkler or repair the escutcheon ring in the women's rest room
- Replace 1 standard response sprinkler with a quick response sprinkler in the pool/mechanical room.
- Replace the standard response sprinklers with quick response sprinklers in the lower level hallway.
- Replace or test all dry pendant sprinklers that are 10 years old or older.

RH-Have the exit door at the Regency Hills Clubroom repaired so it operates as required.

#### **Liaisons:**

##### **Finance Committee – *George Redfern***

- The Finance Committee reviewed the year end statement operating income was greater than the operating expense in part due to positive budget variances in landscaping and utilities category. The negative variance from the Jan. blizzard. Positive general landscaping 13% below budget and the utilities were 16% below budget. Within the maintenance category all accounts were near or under budget except street maintenances due to street depression repairs. In looking forward to Q2 committee will analyze the reserve fund. After March financials looking at operating cash, if when to recommend to the board to purchase another reserve CD

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

- Tom McCarthy reiterated to the group about the damage from the leak over the indoor pool area that soaked installation and damaged the windows and the process to repair it. The CAB insurance company along with a restoration company were involved in the determination for the repairs. Refer to last month's minutes for the specifics of the cleanup.
- A back and forth takes place between the insurance company and the restoration company.
- Last week the insurance company approved the restoration company's estimate.
- The repairs were made up to the point of the window replacement since there's a four week wait on the windows. Once the windows are put in. the siding will be replaced and the repairs will be completed.
- The cost of the repairs was \$87,000. The policy is full replacement. The insurance company initially keeps \$10,000 for depreciation, but a second claim is put in and the insurance company reimburses for the \$10,000. Bottom line the cost of the repair is the \$5,000 deductible.
- The indoor pool will not be closed during the window repairs.
- There were also incidental costs due to the leak i.e.: electrician to check fixtures, Grube to check spa, etc.
- The heater in the Sloan yoga room was repaired for \$950
- The board voted to replace Sloan pool cover not to exceed \$4,000. Diane Bidy working with Grube on the cover replacement.
- Old Pool cover will be picked up and given to Merlin to fabricate new pool cover.
- A company named Geese Chasers was hired to deal with the geese problem at the Sloan and RH ponds to chase the geese for \$229/month.
- The board is going to update the rules and policies.

## **Questions/Discussions**

**Patriot Committee-** Ray Buckley announced there will be a meeting after one of the coffees in May. A RAP flyer will go out to announce the time if anyone is interested

## **Next Meeting:**

*April 12, 2017 at 7:00 pm- Regency Hills Clubhouse*

**Meeting adjourned at 8:06pm**

**Attendance:** Mary Ann Chism, Jamie Moran, George Redfern, Marlin Cathers, Bill Sirocky, Ernie Fuchs, Tony Kelch, Joe Malone, Tom McCarthy, Ron Thompson, Dave Lowe, Lee Liebler, Ray Buckley, Jim Varvaris, Gary Wahlers, Bruce Potter, Clancy Potter, Barry Smithies, David Price, Rhonda Salvucci, Lynn Morozin, Nick Kolodinsky, Frank O'Connor, Maria Derbyshire

Respectfully Submitted,  
*Gianna Salvucci – Secretary*