

Facilities Committee Meeting Minute
Tuesday, May 9, 2017
Regency Hills Clubhouse

Co-chairperson Maria Derbyshire called the meeting to order at 7:00 PM.

The minutes of the April 12, 2017 meeting were approved.

Treasurer's Report - *MaryAnn Chism*

- Cash on hand \$403.50

Subcommittee Reports:

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

- Sloan-both outdoor pools were uncovered and functioning fine. Sloan furniture set up Friday, May 12th and RH furniture set up is May 17th.When the Sloan furniture was stowed in the fall, the handrails were not accessible for the reopening. When the furniture is put out on Friday, the handrails will be installed at that time. Both pools are running at 60 degrees. Also, there is a leak in the mechanical room caused by the upper valve in the fill line. It is a copper line and needs to be replaced by a plumber.
- RH no issues

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

- No Report

Repairs - *Gary Wahlers/Jamie Moran*

- Sloan- Frank O'Connor reported that the lock on the middle ladies room bathroom door is broken and needs to be repaired.
- RH- repairs were made to the path lights. Also, tests were run on the sump pumps. One pump does trip, but the other would take several gallons of water to trip since it encompasses the entire perimeter. There is also a problem with the cover to the pool control panel being closed properly. The GFI is tripping with no one aware and that's a potential issue. So therefore, Grube will be notified to replace panel cover properly.

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

- The Sloan equipment was serviced in March and no problems. The tennis court contractor has been selected. It was the contractor that was already discussed and liked. There is no schedule for the work. Diane Bidy is preparing the contract. Hopefully the work will be done at the end of the month.
- RH- no report

Night Watch – *Jim Varvaris/Bill Sirocky*

- Sloan- no issues, the water leak is resolved
- RH- no issues

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

- Sloan- 3 rentals in June, 1 in July, 1 in August.
- RH- no rentals at this time

Common Facilities Inspection -*Ron Thompson*

Reports are coming , still waiting for one for the gates on Egypt road and the exterior of the Sloan Clubhouse. The pool reports will come in at the end of the month.

Old Business

None

New Business:

- Maria Derbyshire requested approval for the 2017 budget items to go the board. The first item is to purchase 4 umbrellas and 2 bases for RH for approximately \$800 and 2 umbrellas and 2 bases for Sloan for approximately \$450. A motion was made and seconded with no discussion, all were in favor and the item will be sent to the CAB for approval.
- The second item is window cleaning for both clubhouses for approximately \$1,000. A motion was made and seconded, with a discussion regarding the carpet cleaning in the Sloan clubhouse being included for a total of \$1300. A vote was taken and all were in favor. The item will be sent to the CAB for approval.
- The third item was for Radon testing of the clubhouses. Two Radon kits were purchased and will be placed in the storage rooms for accurate testing.
- Removal of table tennis table from the area near the refrigerator outside of the Sloan yoga room. Discussion ensued and the table tennis table will remain in that same area.
- Art Lebofsky petitioned the committee for the formation of a sub-committee to explore solar energy panels for the clubhouse roof and on porticos over the parking areas. A motion was made and seconded, with discussion. 11 were in favor and 8 opposed. The sub-committee will be formed.

Finance Liaison- George Redfern

The committee meets at the end of the month. The snow event will have an impact on their budget. All other expense categories should be at or under budget. After the March review, the committee will begin the analysis of the accounts that are near or exceed the FDIC amount of \$250,000 to see if there are any purchase recommendations that should be made and advise the CAB. The 2018 budget group has been identified and are gathering their thoughts now on how to approach the process this year which will commence in June.

CAB Liaison- Tom McCarthy

The painting for phases 2 and 4 will not be done simultaneously. Phase 4 will be done first and then when completed phase 2 will be done. Shutters will not be included in the painting. Diane Bidy will be putting out a RAP flyer conveying the cost to have shutters painted and how to notify her if the homeowner wants the work completed at the homeowners expense.

The contractor for the tennis court resurfacing has been selected. The contract is being revised to fit the CAB requests.

Plantings have been approved for the eyebrow on Hillview in Phase 4. Thanks to Mary Tilger for designing of the planting installation. The plantings for the pond in Phase 2 has also been approved. The landscaper will come back for 6 weeks to water the new plantings. He will also come back three months after the summer to check on the health of the plantings.

The reserve study is complete and will be out on the website in a few days.

Maria Derbyshire reported that the position for secretary of the Facilities Committee will be open after June 2017. If anyone is interested, the criteria will be sent out in a RAP flyer.

The next meeting is June 13th at 7pm at the Sloan Clubhouse.

Meeting was adjourned at 7:33pm

Attendance

Jim Bowman, Rhonda Salvucci, Tom McCarthy, Barry Smithies, David Price, Jim Varvaris, Jerry Iskin, Dave Slipakoff, George Redfern, Ron Thompson, Lee Liebler, Larry Carbonari, Beill Sirocky, Frank Vibbert, Jamie Moran, Lynn Morozin, Mary Ann Chism, Joe Malone, Nick Kolodinsky, Art Lebofsky, Tony Kelch, Bruce Potter, Clancy Potter, Neil Hartenstein, Ernie Fuchs, Gene Deskins, Maria Derbyshire, Frank O'Connor.

Gianna Salvucci
Secretary

