

**Facilities Committee Meeting Minute**  
**Tuesday, June 13th, 2017**  
**Sloan Clubhouse**

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

The minutes of the May 9th, 2017 meeting were approved.

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

- Cash on hand \$231.16

**Subcommittee Reports:**

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

- Sloan-No issues with the pool. Reminder needs to be sent out about Residents staying with their guests. A reminder also needs to go out regarding lowering lounge chairs when Residents are finished using them. A general reminder of pool rules will be sent out.
- RH no issues

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

- No Report

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

- Sloan- No Report
- RH- There is an ongoing issue with repairs to the path lights due to lawn mowers. The lights are getting blown out of their holders. Also, repaired ceiling in the yoga room that was damaged and painting done in the men's bathroom

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

- Sloan- No issues with the exercise room. The rainy weather has delayed work on the tennis courts, hopefully the tennis courts will be cleaned this week and the work will begin the following week.
- Frank O'Connor reported there was a strong odor in the Sloan exercise room because of a trap being dried out. Tom Davis added water to the trap which helped to dissipate the odor. An aromatic container was placed in the room to help with the odor. It was also agreed that we should manually add water to this trap on a routine basis
- RH- no report

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

- Sloan- Found a faucet running in the ladies' room and unflushed urinals in the men's bathroom. A leak was detected in the indoor pool which was fixed. An updated schedule will be sent out
- RH- Doors from the bathroom to the pool are being left open

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

- Sloan- 2 parties scheduled for June, 1 party for July and 1 party for August
- RH- no rentals at this time

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

- Annual inspection for common facilities has been completed. There were 20 volunteers that helped with the inspection this year. There were 56 deficiencies found at Sloan this year and 31 found at RH. Some have been taken care of during the transition. A list of possible trip hazards has been put together that was submitted to the chairs to then coordinate with the Board on how to handle. Next step is deciding which items to handle inhouse and which should go to outside contractors.

### **Old Business**

#### **1. Radon Testing – *Frank O'Connor/Maria Derbyshire***

- The Radon testing came back at an acceptable level at the Sloan Clubhouse. The RH clubhouse tested above normal limits. A retest has been completed and we are waiting for the results

#### **2. Table Tennis wooden table/remove from hallway- *Frank O'Connor***

- Everything has been successfully moved as per previous discussions

#### **3. Sub-committee status on solar panels at Sloan Road Clubhouse- *Art Lebofsky***

- At the last meeting the forming of a sub-committee to research solar panels was passed and the committee members are Nick Kolodinsky, Bill Sirocky, Rich Bergeman and Art Lebofsky. At this time the solar tiles are only available in California and the tiles are sold out through 2018. The companies also do not typically do work for HOAs. The subcommittee will continue to do research on solar energy options

#### **4. Purchase of (4) umbrellas and (2) bases for RH and (2) umbrellas and (2) bases for the Sloan Clubhouse- *Maria Derbyshire***

- Status update that purchase has been made

#### **5. Window Cleaning for both Clubhouses- *Maria Derbyshire***

- Diane is going to employ same company from last year to clean windows in both clubhouses

**6. Cleaning of rugs in both clubhouses- Sloan – billiard and exercise room/stairs/elevator/coat room. RH- stairs and 3 small area rugs- Maria Derbyshire**

- Diane is currently getting bids for the rug cleaning

**New Business:**

**1. Painting of Inside Door of Sloan Road Outdoor Pool House – Frank O'Connor**

- Inside face of the pool house doors need paint. It will need to be completed professionally. Diane will source bids for painters

**2. Condition of Sloan Indoor Pool Deck- Frank O'Connor**

- The deck is beginning to peel. There was patching done about a year ago but may need a more long-term fix. The remediation is not yet fixed from the suppression system resulting in the pool closing for a week this summer. It could be coordinated to have work done on the pool deck at this time

**3. Sloan clubroom door and front doors- Frank O'Connor**

- Doors are not latching properly. There was a temporary fix done on these doors however the doors still have ongoing issues. We may have to replace the doors in their entirety

**4. Repairs to floor of shower in Sloan Ladies' Locker Room- Tom Davis**

- There is a crack in the fiberglass shower floor. The crack has been temporarily fixed with duct tape but the crack will eventually need to be fixed properly

**Finance Liaison- Lee Liebler**

Meeting will be next Monday. The results from the first quarter were very good. The treasurer indicated we are still in good condition. Recommendations to the board were made on the Cash position and the Board will determine how much they want to invest or what they would like to do within the next month.

**CAB Liaison- Tom McCarthy**

The Board has been working on snow removal and landscaping contracts that expire this year.

**Questions/Discussions**

- Peg West has volunteered to be the new Secretary beginning in July with Rhonda Salvucci filling in as needed

- The flag committee will be honoring Flag Day and all volunteers are thanked for getting up early to put the Flags up. Thank you also to Bruce for the Flag Day article that was sent out

The next meeting is July 11<sup>th</sup> at 7pm at the Sloan Clubhouse.

Meeting was adjourned at 7:45 pm

**Attendance**

Mary Jane Doyle, Peg West, Rhonda Salvucci, Tom McCarthy, Ron Thompson, Dave Slipakoff, Art Lebofsky, Bill Sirocky, Rich Bergeman, Ernie Fuchs, Joe Malone, Dorris Moran, Jamie Moran, Lynn Morozin, Mary Ann Chism, Nino Morello, Lee Liebler, Tony Kelch, Bruce Potter, Jim Varvaris, George Hager, Ray Buckley, Tom Davis, Maria Derbyshire, Frank O'Connor, Jim Bowman

Gianna Salvucci  
Secretary