

***Facilities Committee Meeting Minutes
Tuesday, July 11, 2017
Sloan Clubhouse***

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

The minutes of the June 13, 2017 meeting were approved.

Treasurer's Report – *Mary Ann Chism*

- Cash on hand \$ 74.98

Subcommittee Reports:

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

- Sloan – The indoor pool still has slightly low pH and high chlorine levels but is safe. No issues with the outdoor pool.
- RH – no issues

Gates - *Tom Davis/Maria Derbyshire*

- The Fairmount Exit gates are working after being repaired with a new mechanism after an accident caused by the relative of a resident. One of the gates was damaged in the incident and a set of new gates is on order and will be installed. The driver's insurance company has been contacted and is expected to cover the cost.

Repairs – *Gary Wahlers/Jamie Moran*

- Sloan - No Report
- RH - There is an ongoing issue with repairs to the path lights due to lawn mowers. GFIs by the pool have been tested for polarization. One GFI was tripped but has been reset.

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

- Sloan – Last month the cable came off the pulley on the leg press but Tony was able to fix it. In general, there have been reports that some users are hard on the equipment and Tony will make a sign asking exercise machine users to lower all weights gently
- The tennis courts have been power washed, cracks repaired, and low spots leveled. Painting will begin in short order. Pickleball nets are on order and should be here by the end of July. There is a problem with the bench posts sinking into the asphalt, and we need to decide on a fix.
- RH - no report

Night Watch – *Jim Varvaris/Bill Sirocky*

- Sloan: Tom Davis reported that a few items will be added to the checklist for Sloan: fold down the chaises and secure the umbrellas

- RH: the same items will be added.

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

- Sloan - 1 party scheduled 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. Since the last meeting chairs have met to review deficiencies for all 4 phases and decide which items to take action on, and to assign responsibilities. Some items have been referred to Diane Biddy. A list of possible trip hazards has been sent to the Board.

Old Business

1. Radon Testing – *Maria Derbyshire*

- Toll Brothers has hired a company to do the remediation at the RH clubhouse. Work will be done by the end of July.

2. Painting of inside door of Sloan Outdoor Pool House

- Gary Wahlers has completed the work.

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

- Diane is soliciting a contractor to look at a permanent fix for the crack, but in the meantime it has been fixed with epoxy

4. Gazebo – *Tom Davis*

- Tom Davis and Jerry Iskin power washed the Gazebo and thank Jack Mulhall for the use of his hose. They suggest that in the future this item be included in the contract for power washing the Sloan Clubhouse.

On Hold

1. **Window Cleaning** for both clubhouses
2. **Cleaning of rugs** in both clubhouses – Sloan: billiard and exercise room/stairs/elevator/coat room; RH: stairs and 3 small area rugs
 - Diane is getting bids for both items

New Business:

1. Sloan smoke alarms: *Tony Kelch*

- Clubhouse is 11 years old. Smoke alarm manufacturer recommends replacement in 10 years, and Tony has looked into whether replacement is advisable. He reports that each unit is addressable independently, and if one unit is bad, there will be a trouble alarm. Ron Jourdain (fire inspector) last inspected all units last June and all were in good working order. It is suggested that at such time as one unit goes bad, all units be replaced at that time.

Finance Liaison – Tom Davis

Lee Liebler sent his report to Tom. Through April there is a net excess of about \$38,000. Snow and maintenance expenses were over plan but all other major expenses were under plan.

CAB Liaison - Tom McCarthy

- The Board has been working on RFPs for snow removal and landscaping contracts that expire this year. Trash removal and treated pool contracts also expire.
- Phase 4 house painting is continuing; Phase 2 will be next.

Questions/Discussions

The next meeting is August 8 at 7pm at the Regency Hills Clubhouse.

Meeting was adjourned at 7:25pm

Attendance

Tom McCarthy, Ron Thompson, Dave Slipakoff, Art Lebofsky, Bill Sirocky, Rich Bergeman, Ernie Fuchs, Joe Malone, Jamie Moran, Lynn Morozin, Mary Ann Chism, Nino Morello, Tony Kelch, Bruce Potter, Clancy Potter, Tom Davis, Maria Derbyshire, Jim Bowman, Gary Wahlers, Jerry Iskin, Peg West, Rhonda Salvucci

Peg West
Secretary