

*Facilities Committee Meeting Minutes
Tuesday, September 12, 2017
Sloan Clubhouse*

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

The minutes of the July 11, 2017 meeting were approved.

Treasurer's Report – *Mary Ann Chism*

Cash on hand: \$196.55; amount to be submitted to Diane for reimbursement: \$290.64

Subcommittee Reports:

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

- Sloan – Indoor pool and spa – no issues. Outdoor pool: Bruce has been working with Diane to schedule Jason to cover the pool after September 18.
- RH – no issues.
- Last day of operation for both outdoor pools will be Sunday, September 17.

2. Gates - *Tom Davis/Maria Derbyshire*

No report

3. Repairs – *Gary Wahlers/Jamie Moran*

Sloan – Two issues:

- Aluminum edging along the stones by the pool area is lifting. Gary is unable to resolve the issue and will work with Diane to get someone in to look at it.
- Gary has ordered and just received cord condensers for all the blinds in the clubhouse and will install them.

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

- The tennis courts have resurfaced and painted and the job was well done. Pickleball play has begun and is proving to be popular.
- RH – George reported that there is a possible issue with the chest press and will ask Diane to call the technician if necessary to correct it.

5. Night Watch – *Jim Varvaris/Bill Sirocky*

No issues at either clubhouse

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

- Sloan - 2 rentals scheduled in October
- RH - no rentals at this time

7. Common Facilities Inspection - *Ron Thompson*

Good progress in cleaning up deficiency report.

- Phase 4: cracked ladies' room window is on Diane Biddy's list; Toll will replace a boot on the clubhouse roof.
- Phases 1, 2 and 3: Gary Wahlers has already reported on edging and blind repairs; a few gate issues will be addressed; frame and trim repair on Fairmount side is on Diane's list.

Old Business

1. Update on solar panels study at Sloan Road clubhouse – *Art Lebofsky*

The subcommittee was asked to investigate the feasibility of using solar energy to meet the electrical needs at the Sloan Clubhouse. After months of investigation, research, meetings and the collection of a formal proposal and analysis by a local company specializing in solar installations, our subcommittee has analyzed the financial issues using the most accurate representation of our expected utility bill offset from solar. At this time, in part because we have an extremely competitive current electric rate, and because an HOA is not advantaged by government incentives, solar does not have a favorable return on investment for the community. If/when conditions change the sub-committee should then revisit the question. Research data and questions raised during this process are appended to the Facilities Committee Website.

2. Window cleaning for both clubhouses – *Maria Derbyshire*

Windows in both clubhouses will be cleaned Thursday

3. Cleaning of rugs in both clubhouses – *Maria Derbyshire*

Angelo's will clean all rugs: Sloan – billiard room/stairs/elevator/coat room. RH – stairs and three small area rugs

4. Repairs to floor of shower in Sloan Ladies' Locker Room – *Frank O'Connor*

John Ruser has looked at this project and will give Diane an estimate for tearing out and retiling the area. Board will review when received.

5. Radon Testing – *Frank O'Connor*

Remediation at the Regency Hills clubhouse has been completed. Testing on 8/14/17 shows level at 0.7, well below the unsafe limits of exposure.

New Business:

End of summer party people will be looking for help to set up on Saturday morning

Liaison Reports:

Finance Liaison – George Redfern

We are doing very well relative to budget. Snow removal costs so far are under budget. The committee has submitted a draft 2018 budget to the Board. There will be a meeting next Monday to go over the latest financials.

CAB Liaison – Nino Morello (for Tom McCarthy)

- The Board is reviewing bids for the following new contracts:
 - snow and landscape
 - trash removal
 - pond maintenance
 - fire protection
- Sloan roof repair will begin as soon as the pool cover has been installed.
- Board is reviewing 2018 budget

The next meeting is October 10 at 7 pm at the Sloan Clubhouse.

Meeting was adjourned at 7:25 pm

Attendance

Frank O'Connor, Tom Davis, Maria Derbyshire, Jim Vavaris, Ron Thompson, Lee Liebler, Art Lebofsky, Bill Sirocky, George Redfern, Rich Bergeman, Joe Malone, Jamie Moran, Doris Moran, Lynn Morozin, Mary Ann Chism, Nino Morello, Tony Kelch, Bruce Potter, Clancy Potter, Frank Vibbert, Gary Wahlers, Jerry Iskin, Peg West, Mary Jane Doyle, Barry Smithies, David Price

Peg West
Secretary

ADDENDUM:

Tom McCarthy did not attend the meeting. He submitted the following report to be added as an addendum to the minutes:

During the painting of the indoor pool space back in July, there were two late night alarms (early in the morning of 7/22 and again early in the morning of 7/24) that were attributed to a door in the pool area. A check of the space both times revealed that there was no apparent reason for the alarms. There hasn't been another occurrence since.

- You're all aware of the incident on 7/26, where a resident was stuck in the "elevator" at Regency Hills. As a result of the incident, we found that we didn't have the required key for either the Sloan

or Regency Hills elevators. Diane has since obtained both keys. The fire department informed us that we should have a specialized elevator key Knox box installed near each elevator. These boxes can be opened by fire department personnel and should contain the key to the respective elevator. We've purchased the boxes and were informed by the fire department that they would like a box installed in each of the mechanical spaces. There's no problem doing this at Regency Hills, but the Sloan mechanical space is a locked space. For the Sloan clubhouse, the Board has determined that the Knox box should be located near the elevator on the lower level of the clubhouse, and should contain the elevator key, as well as a key to the mechanical room.

The Board has approved the replacement of all mailboxes in Phase 2 and the mailboxes have been ordered. Once they've been received, the contractor will replace the mailboxes and repair/reset the posts as necessary.

- The Board will soon begin working on development of the 2018 budget, and would like to have a copy of the Facilities Committee budget submission that was provided to the budget sub-committee of the Finance Committee.
- We have contracted with Associa On-Call – the maintenance arm of Associa – for repairs to the cupola and roof on the Sloan clubhouse. This work will commence once the outdoor pool has been closed and the new cover fitted and installed.
- Diane has been working with several fire protection companies to obtain proposals for their services to meet our needs. We've determined the company that we'd like to use, and are fine-tuning the contractual language. I anticipate that the contract will be signed within the next several days. Once the contract has been signed we will benefit from "one-stop shopping". Specifically, we will have one company providing support for the following systems and equipment: building fire alarm system, Ansul system, portable fire extinguishers, wet and dry sprinkler systems, backflow prevention devices.