

*Facilities Committee Meeting Minutes
Tuesday, October 10, 2017
Sloan Clubhouse*

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

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

Treasurer's Report – *Mary Ann Chism* - Cash on hand: \$365.02

Subcommittee Reports:

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

- Sloan – Bruce thanked the volunteers who made quick work of storing the pool furniture.
- RH – Jim thanked the volunteers who helped with the pool furniture. Railings have been installed on the steps leading from the pool area to the clubhouse.

2. Gates - *Tom Davis/Maria Derbyshire* – No issues

3. Repairs – *Gary Wahlers/Jamie Moran*

Sloan – Night watchers have reported leaky faucets in the locker rooms. Several of the shutoff valves are frozen and cannot be closed without causing damage. Diane is getting an estimate for replacement of all 30 valves (20 faucets, 10 toilets) in the Sloan Clubhouse.

RH -

- Knox box has been installed to hold the elevator key
- Ceiling tiles in the yoga room are showing water damage, apparently from the shower room floor above. Jamie has caulked but the issue persists. For the time being, the water has been turned off. It was suggested that the grout be sealed and then the water turned back on to see if that resolves the problem.

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

- RH – George reported that one machine has been repaired. No other issues.

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

- Sloan - no issues
- RH – issue with the lights. Bill reset the breaker and the timer; will check to see if that solves the problem.

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

- Sloan - 2 rentals scheduled in October and 1 in December
- RH - no rentals at this time

7. **Common Facilities Inspection - Ron Thompson**

- There are a few remaining open items in Phase 4 related to the transition.
 - There is a cracked window at the RH clubhouse and one at Sloan; both are on Diane Biddy's list
 - Frame and trim repairs on the Fairmount guardhouse – Diane will coordinate with handyman
 - Board has approved repairs to trip hazards in concrete in Phases 1, 2 and 3

Old Business

1. Update on Sloan kitchen appliances – Frank O'Connor

- Appliance repairman came to look at the appliances and noted that the oven was 25 degrees out of calibration. The oven takes about 15 minutes to heat to 350 degrees, which is normal for this model. Users should be patient if it takes longer than their home ovens.
- Refrigerator – ice jam was causing a noise – removing the ice seems to have resolved the problem. The temperature is holding properly.

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

John Ruser has given the Board a price for tearing out the shower unit and retiling the area. The Board has approved the work.

On Hold:

Cleaning of rugs in both clubhouses: Sloan – billiard room/stairs/elevator/coat room; RH – stairs and 3 small area rugs. On hold until repair work is completed.

New Business:

Discussion – Should the FC recommend that the Clubhouse(s) be inspected for potential compromise of exterior finishes, i.e., stucco, stone, etc.?

- Tom moved that the exteriors of both clubhouses be inspected for possible water penetration. Motion was approved unanimously. The recommendation now goes to the CAB for their approval.

Liaison Reports:

Finance Liaison – George Redfern

Year to date, income and expenses are tracking well relative to the budget. There will be a meeting next Monday to review the latest financials.

CAB Liaison –Tom McCarthy

- Diane is working to get Angelo's (rug cleaning) into the Associa vendor system

- With respect to the budget, there are 3 FC items that would not fall under the operating budget:
 - Replacement of the carpeting in the Sloan fitness room with a rubber mat type material – this would come from reserve funds;
 - Installing pavers by the pool –from the capital improvement fund;
 - Replacing 2 sets of doors in the Sloan clubhouse – from reserve funds.
- The Board has approved 2 new contracts, for snow removal and gutter cleaning.
- The Board approved John Ruser doing the shower work in the Sloan ladies’ locker room
- Mailboxes in Phase 2 have been ordered, and installation will begin next week including repair and/or replacement of posts as necessary.
- Sloan roof repair has been completed. There had been leakage around the cupola area. There was extensive repair work done to the cupola itself, as well as the sheathing and roof tiles under and around the cupola.

Flags – Frank O’Connor

- Two new flags (both 5x8) have been purchased for the Fairmount and Eden entrances.

The next meeting will be November 14 at 7 pm at the Regency Hills Clubhouse.

Meeting was adjourned at 7:42 pm

Attendance

Frank O’Connor, Tom Davis, Maria Derbyshire, Jim Vavaris, Ron Thompson, Lee Liebler, Bill Sirocky, George Redfern, Rich Bergeman, Joe Malone, Jamie Moran, Lynn Morozin, Mary Ann Chism, Nino Morello, Tony Kelch, Bruce Potter, Clancy Potter, Tom McCarthy, Gary Wahlers, Peg West, Mary Jane Doyle, Jim Bowman, Ray Buckley, David Price, George Hager, Dave Slipakoff

Peg West
Secretary

ADDENDUM:

After the meeting, Tom Davis reported two additional items of information to the Committee members:

- 1) A Knox box for the elevator keys was also installed in the lower elevator hallway at the Sloan clubhouse, and
- 2) Diane has received a check for \$260 from PECO, which is the rebate for the streetlight upgrades to LED bulbs which we completed last springtime. We have also seen a decrease in our monthly electric bill as a result of the change to LEDs.

