

Facilities Committee Meeting minutes  
Tuesday, November 14, 2017  
Regency Hills Clubhouse

Co-Chairperson Maria Derbyshire called the meeting to order at 7:00 pm.

The minutes of the October meeting were approved

Treasurer's Report: Mary Ann Chism - cash on hand is \$50.67. There were \$342.77 in expenditures this month.

**Sub-Committee Reports:**

**1. Pool/Spa-** Bruce Potter/Jim Bowman

Sloan- All is fine with the pools. Three chairs needed minor repairs.

RH- Pool is closed for the season.

**2. Gates-** Tom Davis/Maria Derbyshire-no issues at Sloan or RH

**3. Repairs-** Gary Wahlers/Jaime Moran

Sloan- no issues

RH- the shower issue was repaired by sealing the grout joints with two coats of sealant. The damaged ceiling tiles have been repainted with a white Krylon product. The hose bibs were drained and shut off. Landscape lighting has been damaged by the weed whackers, but the lights still work. The top portion of the light needed to be remounted onto the spike base. The motion detector light at the gatehouse needed to be replaced.

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

Sloan-Exercise equipment is fine. Tennis Courts/Pickle Ball Courts getting less use now so the pickle ball nets will be stowed away for the winter the last week of November or first week of December.

RH- all fine

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

Sloan- no report

RH-no issues

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

Sloan-2 rentals in December

RH- no rentals in December

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

2 concrete sections have been replaced at RH where residents have slipped. All else on list is complete except for the guard shack down at Sloan. Diane Bidy is obtaining a quote from John Ruser for both repair and/or replace. The remaining item at RH is a crack in the ladies room window.

**Old Business**

1.Update on Sloan Ladies Room Shower- Tom Davis reported that the shower was taken down to the studs, small amount of mold was removed, new cement board, tile and shower head fixture were installed. Shower is ready for use.

2.Update on rug cleaning-Maria Derbyshire reported that the vendor is now in Associa's system and Diane Bidy will schedule rug cleaner to do the work.

**New Business**

1. Facilities Committee sign up for next year. An email will be going out to inquire which committee members will be staying on the committee next year and who wants to come off. The committee list has to be sent to the CAB by their December meeting for approval of members.

2. Update Facilities Rules and Clubhouse Rental Rules per new Board Policy

Maria Derbyshire read an email from Board to the Facilities Committee stating at times they receive requests to use the Clubhouses for political events. Previous boards have not allowed it, but this CAB wanted to have it stated in the Facilities Rules and Clubhouse Rental Rules. The language is as follows:

Facilities Rules- General Rules, add below as number 8

The clubhouse may not be used for any commercial and/or political activities. Political activities include: candidate or party fund raising, debates, presentations, political support of an entity and promoting action being proposed by any government agency.

Clubhouse Rental- page 2 second paragraph, fourth sentence

It may not be rented for any meeting for commercial and/or political activities.

A motion was made and seconded for discussion to ensue.

Members raised various points: Would the CAB monitor or determine the activities? Also, would an elected official be allowed to have a "meet and greet" with residents? The CAB already voted on the policy and the Facilities Committee need not take a vote regarding this issue.

Tom McCarthy stated he would take the "elected official" matter back to the board to clear up the language. The Committee as a whole had no problem with the present language.

**3. Oven – Sloan Clubhouse** - Tom Davis reported that the oven at Sloan is not heating properly.

Testing was done by Frank O'Connor to determine heating times. A note has been placed on the oven to indicate that it takes 30 minutes to heat to 350 degrees. It was decided that the FC will research a new oven/stove for the clubhouse and will report back to the committee and make a recommendation to the CAB.

### Liaison Reports:

**Finance- Lee Liebler**-through the first 9 months of 2017 the operating income exceeded the operating expenses by a little over \$100,000. If there's no snow in the next 6 weeks there should be a surplus to put into the reserves next year. There are 39 line items and only five of them were over planned. 4 out 5 were under \$1500 and the last item was \$3,000 due to the pool. The committee is meeting next week, so no further update.

**CAB- Tom McCarthy** - reported that Jack Seydow resigned from the CAB and according to the bylaws, the CAB elects someone to replace the member. Bill Schalleur was elected to fill the spot for the interim and his seat will be up for election next year. There has been a new WIFI extender installed at the Sloan clubhouse. It's an open network. The name is WIFI extender and no password needed. The CAB will have both clubhouse exteriors checked for moisture. Diane Bidy is getting bids for the work. Macadam has been out to fix depressions in some of the roadways. Approval has been given to Macadam to fix cracks in the roadways of phases 1,2 &3. A renewal of the trash contract with Advanced Disposal for the next 5 years. A contract was signed for gutter cleaning, but will not commence until all the leaves have fallen. Reminder that the annual meeting is Wed., Nov. 29th at the firehouse at 7 p.m.

A note was made that Regency Hills drive near the clubhouse may have an underground spring coming through the asphalt and could be an ice concern. The CAB will look into it.

**The next meeting will be Dec. 12th at 7 pm at the Sloan Clubhouse.**

A motion was made and seconded to adjourn the meeting at 7:28 pm

Rhonda Salvucci  
Assistant Secretary

### Attendance

Rhonda Salvucci, Tom Davis, Maria Derbyshire, Ray Buckley, Doris Moran, Jamie Moran, Mary Ann Chism, Lynn Morozin, Bill Sirocky, Lee Liebler, Bruce Potter, Tony Kelch, Marlin Cathers, Ron Thompson, Rich Bergeman, Frank Vibbert, Dave Lowe, Jim Bowman, Joe Malone, Tom McCarthy