

Facilities Committee Meeting Minutes---Tuesday, January 9, 2018--- Sloan Clubhouse

Co-Chairperson Frank O'Connor called the meeting to order at 7pm.

Minutes: A motion was made to approve the November 14, 2017 minutes. Motion passed

Treasurer's Report: Mary Ann Chism- cash on hand \$276.88

Sub Committee Reports

1. **Pool/Spa-** Bruce Potter/Jim Bowman – Sloan-no issues. RH-no issue, pool closed.
2. **Gates-**Jerry Iskin/Maria Derbyshire - Sloan-Jerry reported that Dennis DiCarlo the owner of the gate maintaining company reset gates and computer this morning. The gates should close tonight 8pm. There was a power failure on Christmas Day and the power was out for approximately 5 hours. When the power returned, the gates did not open. After a power failure, the gates should go back to their original setting. Dennis said he will look into the situation and get back to Jerry. Hopefully we will have an answer by the next meeting. RH gates -no issues
3. **Repairs-**Gary Wahlers/Jaime Moran - Sloan- Table in Craft/Card room table has been repaired. The faucets have been fixed in the men's/ladies' rooms. RH- the chairs in the RH clubhouse had new pads put on the bottom of the legs and chairs were also tightened. The filter was changed in the refrigerator. The hot water heater was drained.
4. **Exercise rooms/Tennis Courts-**Tony Kelch/George Hager - Sloan-no issues. RH- No issues with the exception of the thermostat timing being off. Maria will investigate.
5. **Night Watch-**Jim Varvaris/Bill Sirocky - Sloan- Water on the floor in the handicap stall of the Ladies room, lower level. No leaks detected. Assumption being made that someone is using it as a changing room. The fan in the ladies' room needs a part, Frank to check with Diane on that. The men's room exhaust fan is noisy. It needs to be cleaned and oiled. Also, flyer going out to solicit volunteers for night watch at Sloan for 2018. RH- No issues
6. **Pre and Post Inspections-**Joe Malone/ Doris Moran/Mary Ann Chism/Lynn Morozin - Sloan- nothing scheduled for Jan. or Feb. RH- nothing scheduled
7. **Common Facilities Inspection-** Ron Thompson – Nothing new to report.

Old Business

1. Maria reported that the rug cleaning will be postponed until the Spring due to all the snow/salt currently.
2. In Nov., it was noted that water was consistently on the Regency Hills Drive roadway by the clubhouse. Diane had Hydroscares out to inspect. There were no broken irrigation pipes. American water also inspected and could not determine any leakage. In the spring if it still persists, the issue will be put on the Toll Maintenance list. They will investigate before end of year.

New Business

1. **Replacement of Co-chair-** Tom Davis is now on the CAB Board and the facilities committee is asking if any volunteers would like to take his place. If not, Maria and Frank are fine with operating the Facilities Committee with just the two of them. A Job Description of Chair duties was put together by the two of them and was available for anyone interested in the position.

2. By-Law Update- Maria reported that the Landscape Committee is now divided into Landscape Committee and Snow Committee. For that reason the By-Law Article 11, Section 2.1 has to be updated.

Section 2.1 currently reads as follows:

Section 2.1: the "facilities" shall include the two clubhouses and their contents, indoor and outdoor pools, putting green, tennis courts, gazebo, entrance gates and gatehouses, streetlights and signs, sidewalks, street culverts, streets, parking lots, and all the common areas that are for the community's use and not under the supervision of the Landscape Committee whose duties include supervision of landscaping, irrigation and snow removal as well as walking trails, mailboxes, utility boxes, retaining walls, ponds and curbs.

After a motion was made and seconded, all were in favor, none opposed to changing Section 2.1 to read as follows:

Section 2.1: the "facilities" shall include the two clubhouses and their contents, indoor and outdoor pools, putting green, tennis/pickle ball courts, gazebo, entrance gates, gatehouses, streetlights, signs, sidewalks, street culverts, streets, parking lots, and all the common areas that are provided for the community's use.

1. Discussion at November meeting regarding the electric range at the Sloan clubhouse and recommended replacement. Maria researched and priced various ranges and obtained pricing on a Whirlpool and GE range. The cost of the Whirlpool \$1,031 and the GE \$1149. After looking at reviews for both ranges, she recommended that the committee should go with the GE. The only difference is the new ranges are not made with a lip/that will extend over the counter top leaving an 1/8" gap. The GE with tax and delivery will cost \$1,342.

A motion was made and seconded to accept her proposal of the purchase of this range not to exceed \$1500. Discussion ensued with all being in favor, none opposed. The recommendation to buy a new range for the Sloan clubhouse will now be sent to the CAB for approval.

Liaison Reports:

Finance-Lee Liebler - The committee is meeting next week, so no update at this time.

CAB- Tom McCarthy - The Facilities Committee membership was submitted for 2018 and was approved by the board. Some budget items submitted by the committee will be covered by the reserve fund; rubber flooring in the Sloan gym and pavers at RH pool entrance (RH Drive). These items were tabled until Jan 2018 CAB meeting. Three pool contracts are out to Grube for signature. The committee recommended moisture testing of exterior of both clubhouses. Diane put out calls to three companies, two never responded, but Spotlight did, however, never gave the quote. When contacted by Tom McCarthy they gave a quote of \$700 per clubhouse. Work is scheduled for next week.

Questions/Discussion:

- Bruce Potter questioned if the Sloan clubhouse should have a generator? Discussion ensued. Tom McCarthy was asked to speak with MARCO, the fire/suppression company to determine if

there would be a problem with the sprinkler system if the electricity is out for a prolonged period of time.

- Ray Buckley announced to the committee that there are many lost and found items in the clubhouse closet. A flyer will go out to notify the residents before the items are donated to a charity. Ray asked permission to dispose of various items and was given approval.
- John Kerns asked if he could go ahead and have the Billiard table leveled and new felt. This was a budget item and was confirmed with Tom McCarthy that the CAB approved for the work to be done. John will work with Diane to schedule this work.
- Jamie Moran reported that the pool gates and trash enclosure gates at RH are not latching properly. It may be due to the weather.

The next meeting is on Feb. 13th at 7 p.m. at the Regency Hills Clubhouse.

A motion was made and seconded to adjourn the meeting at 7:55pm.

Rhonda Salvucci
Assistant Secretary

Attendance: Jamie Moran, Doris Moran, Lynn Morozin, Mike Morozin, Bill Sirocky, Ron Thompson, Lee Liebler, Frank Vibbert, Dave Lowe, Ernie Fuchs, Rich Bergeman, Jerry Iskin, Bruce Hustis, Jim Varvaris, Ray Buckley, Dave Slipikoff, Clancy Potter, Bruce Potter, David Price, John Kerns, Tom McCarthy, Maria Derbyshire, Frank O'Connor, Joe Malone, Rhonda Salvucci