

FACILITIES COMMITTEE MEETING- Tuesday, March 14, 2018

SLOAN CLUBHOUSE

Co-Chairperson- Frank O'Connor called the meeting to order at 7:30pm

Approval of Minutes- a motion was made and seconded to approve the minutes from the Jan. 2018 meeting. The minutes were approved

Treasurer's Report- Mary Ann Chism- cash on hand, \$309.44.
Additional receipts were received this evening.

Sub- Committee Reports:

1. Pool/Spa- Bruce Potter/Neil Hartenstein/Jim Bowman

Sloan-during the heat wave in Feb. all missing screw in the grills covering the drainage channels for the outdoor pool were replaced

Three weeks ago, the bearings failed on the spa circulating pump motor. The motor was replaced with one on the shelf. The spa was only closed for 4 hours. Bruce Sieving has the old motor to determine if the bearings can be replaced and if the cost is worth it.

Plans for projects in the next month:

1. Indoor pool deck is taking a beating, ordered paint today for touch up
2. Replace a couple of dozen nylon pads on the indoor deck furniture.

Looking to open outdoor pool in the first week of May.

Maria Derbyshire informed Bruce Potter that the budget allows for a deck cleaning by Grube. Bruce will contact Diane about scheduling cleaning of deck. Painting touch up will be done after cleaning.

Maria also noted that the cover at RH pool has water that needs to be removed and Bruce stated the Sloan pool cover has water on it as well, contacting Grube

2. Gates- Jerry Iskin/ Maria Derbyshire:

Sloan-The Eden gates were not working properly during last snowstorm. However, as of this morning the gates were working properly most likely due to a visit by the gate technician.

-Diane reset the gates for daylight savings time.

RH- No issues

3. Repairs- Gary Wahlers/Jamie Moran:

Sloan- a bracket on the handrail on the railing going down to the pool deck is broken. Diane was contacted and she will get someone in to repair or replace the bracket.

The indoor pool door mag lock would not work. It was repaired by using an allen wrench to tighten the bolt and now the mag lock works.

Five emergency light batteries were replaced before the fire marshall inspection and a new LED light was installed in the mechanical room emergency light.

Art reported that the door in the ceiling outside Diane's office is not closed properly, there's a one-inch gap. After the fire marshall inspection, Landis was up there to reset the system and inadvertently the ladder was put away and the gap not noticed. It will be properly closed.

Frank pointed out to Gary that the latch on the pool gate on the tennis court side does not work again. Gary will attend to that issue.

RH- adjustments continue to be done on the Regency Hills Drive path lights. Also, batteries were bought for the emergency exit signs online. Two large batteries were returned to Sloan since they do not fit the signs at RH.

Jamie explained that the high hat lights have pins and these bulbs cost \$10 each. However, they now have an adapter which enables you to use a regular bulb which are less expensive. Once he uses all of the pin lights, he will convert to regular LED bulbs.

There was discussion about the Regency Hill Drive path lights. Jamie would like to replace them. If this is a major expense then it would have to be a budget item for 2019. He was asked to come up with a plan and cost estimate for the next meeting.

4. Exercise Rooms/Tennis Courts-John Kerns/George Hager

On Feb 22nd, Fitness Machine, our contractor inspected all the gym equipment in both clubhouses and deemed all were good. Tony Kelch reported in the next few weeks, he will be bringing out the pickle ball nets.

5. Night Watch-Jim Varvaris/Bill Sirocky

Sloan- one more volunteer signed up. Also, continued water is being observed in the downstairs ladies handicap stall. An “out of order” sign will be put on the door to see if the water continues to be present or if someone is just using the area to change out of a wet bathing suit.

RH- no issues

Pre/Post Inspections- Joe Malone/Lynn Morozin/Doris
Moran/Mary Ann Chism

Sloan- no parties

RH- no parties

Common Facilities Inspection- Ron Thompson

In April the annual review will be done of the common facilities. Usually a month is allowed for the volunteers to get their checklists back and a report is written up about deficiencies. Ron is looking for volunteers. Most positions are filled. Art Lebofsky and Rich Bergeman volunteered for common area inspection at Sloan. An email will be sent out to solicit other volunteers that are needed.

Art suggested a walk around inspection coinciding with Earth Day.

New Business

1. Status of Fire Marshall Inspection-

Sloan- exit lights bulbs had already been changed before the inspection, so no issue there. The only problem that was found was a few of the sprinkler heads had what they thought was paint, but turned out to be spackle on them, which will be corrected by MARCO. Also, the stickers on the fire extinguisher were out of date, but we were not penalized knowing that MARCO again will take care of it.

RH- bulbs were changed in two exit lights before the inspection, however, the fire marshall found two different exit lights where the bulbs were out. The problem was corrected.

2. The status of the Fire Protection Contractor's Inspection and testing of Life Safety System

Sloan-Marco ran tests and found 2 duct detectors, most likely 4 that are defective and have to be replaced. Tony Kelch reported that the inspector stated that there are buttons that can be placed on the outside of these detectors so that an inspector does not have to go into the attic to test them. The detectors simply can be tested from the unit itself. The process of changing the detectors is going through Diane to MARCO. No date set to change them out.

RH- Jamie Moran requested to be present when the HVAC people come to the clubhouse to change the air filter. Maria Derbyshire stated that she contacted Diane for notification and will then relay it to Jamie.

- 3.** Reorganizing the storage closet adjacent to the exercise room at Sloan- Frank O'Connor reported that the fire marshall had a problem with items being stored too close to the furnace in the storage room. The fire marshall did not write it up, but strongly recommended removal of mats, balls, etc. A RAP flyer will be put out to remove items.

Ray Buckley- stated that the room is 6x8 and the mechanical handler is 5x6 which doesn't leave a lot of extra space. Items will be removed to the foyer closet and a RAP flyer will be sent out for owners to claim items. If not claimed, items will be removed permanently.

Ray reported that new shelves will be purchased that are shorter by 12" and will create more space between the shelving and the HVAC unit to satisfy the fire marshall. The cost for the shelving ranges from \$39-\$75, therefore approval was given for purchase since cost is under \$100.

Discussion ensued about where to place the sporting equipment, i.e.: horseshoe supplies, etc. A deck box with the cost under \$100

was approved to be purchased for said equipment to be kept near the areas where they are used.

An idea was given to keep a close watch on the storage closet for increased clutter. Frank stated he would talk to Jim Varvaris about potentially making storage closet check part of night watch at Sloan.

4. Tom Davis reported that Spotlight inspected both clubhouse exteriors for problems with the stucco façade. The RH clubhouse was fine, but the Sloan clubhouse has few areas of concern. So, a claim will be submitted to Toll Brothers to correct those areas. Spotlight tested over 100 areas and a few showed moisture penetrations. The occupancy of the clubhouse is almost 12 years and therefore the time is finite for the repair. This item will not be reported on by the Facilities Committee, it is now officially a CAB issue and they will move forward on it.
5. Frank reported on the status of security and fire alarm systems during a power failure. Diane put forth in an email a written response from Rodney with Spotlight regarding this issue:

Both the Burglar and Fire Alarm System have back up batteries. During a power failure the alarm will stay powered up for a minimum of 8 to 12 hours. Afterwards if power is not restored then the system will suffer a complete shut down and when the power returns the system will reset the power settings.

6. The status of the sprinkler system during a power failure. Frank talked with a MARCO representative and asked him specifically about the dry system as to what happens if there's a power failure. MARCO stated the clubhouse would be ok, but it is a factor as to how long the power is out. Pressure will decrease in

the system and there is an indicator air gauge to convey the number. It currently runs at 25 psi to 30psi. An extended power outage would shut down the air compressor to the dry system and the system would then become energized (fill with water). A power outage in the winter poses a hazard of the water in the system freezing and bursting a pipe or fitting. Therefore, when monitoring the air gauge arrow will move to the far right of the air gauge indicating a decrease in the psi and stop on the "word" RETARD. MARCO will need to be called to drain the system. It was noted that in a previous power outage of 18 hours, the system was fine.

Fire extinguishers in the clubhouse were replaced since they are out of date. Typically, only viable for 6 years.

Security light at RH clubhouse works intermittently, so Diane is contacting an electrician.

Maria reported the committee is still looking for a volunteer to be in charge of the Sloan gates. She will be sending out a RAP flyer to request a volunteer for the position.

Aerators will be put into ponds by 5/1/18.

Liaison Reports:

Finance Committee- Lee Liebler reported that the committee meets next Monday. At the last meeting the net income was \$122,000 for the year, the reserves have a little over \$2,100,000. In most of the major categories the numbers were close to budget. The pool management and service contract were right on budget. The gates and ponds were on the high end. The snow removal was 2% over budget due to the snow in Dec. 2017. The sink holes and the street maintenance were over budget. In the future, the sink holes will be paid out of reserve, not from the yearly budget. No CD's are coming due in 2018, most will mature in 2019.

Community Association Board (CAB)- Tom Davis reported the Board last met on 2/21. He stated that Phase 3 painting will begin when weather breaks.

The Board discussed separating the landscaping and snow removal into two committees. There is still a vacancy for someone to head the snow removal committee which is a 3-4 month commitment. If there were 2-3 people managing the snow committee, they could rotate months and the job would be less taxing.

The Board approved new bylaws for the landscaping committee.

Contract was approved for asphalt maintenance and replacement for some 40 sidewalk sections and a driveway apron.

Approved a contract for irrigation to be installed on the gate islands at Sloan.

The Board hired Geese Chasers for 1 month at \$1,000/month.

Questions/ Discussion-None

Co-Chair Frank O'Connor adjourned the meeting at 8:26pm

Next meeting is on Tuesday, April 10,2017 at 7:00pm in the Regency Hills Clubhouse

Rhonda Salvucci

Assistant Secretary

Attendance: Rhonda Salvucci, Ray Buckley, Jerry Iskin, Bill Sirocky, Tom Davis, Dave Slipakoff, Gary Wahlers, Rich Bergeman, Art Lebofsky, Tony Kelch, Jamie Moran, David Price, Lynn Morozin, Mary Ann Chism, Bruce Potter, Ron Thompson, Lee Leiber, Frank O'Connor, Maria Derbyshire, Joe Malone