

Facilities Committee Meeting Minutes
Tuesday, April 10, 2018 - RH Clubhouse

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

Approval of Minutes - The minutes of the March 14, 2018 meeting were approved.

Treasurer's Report – Mary Ann Chism - \$26.26 was paid out since last report. Cash on hand: \$126.83

Subcommittee Reports:

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

-) Sloan – Bruce reported pool and spa are running fine
 - o On 3/28 the indoor pool deck was cleaned by the contractor
 - o Bruce picked up paint for the pool deck
 - o Bruce drilled out and replaced 30 nylon “feet” on the deck furniture
 - o On 4/6 the valve on the indoor pool refill line was replaced by the contractor
-) Future plans:
 - o Outdoor pool opening – both pools – to begin on 4/30; open for use on 5/7
 - o Hackers may put out Sloan deck furniture in late April for their barbeque, weather permitting
 - o Bruce will paint indoor pool deck at the end of April when he has night check

2. **Gates** – Richard Houghton/Maria Derbyshire – No issues

-) Richard Houghton has been approved by the CAB as a member of this Committee. Richard has assumed responsibility for the Eden and Fairmount gates. He is on vacation this week but we will welcome him at the next meeting.

3. **Repairs** – Gary Wahlers/Jamie Moran

Sloan –

-) There was a minor blind issue in the Sloan billiard room that Gary has addressed.
-) Sloan pool gate is out of kilter. Gary adjusted the lock and it should be okay for the season
-) Railing on stairs from upper level to pool is broken. Gary will coordinate with Diane to be sure repairs are made before the pool opens

RH -

-) Hose bibs have been checked. No leaks found.

4. **Exercise Rooms** – no issues

5. **Tennis/Pickleball Courts** – Tony Kelch – Courts are now open for the season. Equipment is out and nets are up. Tony plans to send out a Regency News e-mail to see if there are any residents interested in learning pickleball.

Tony also reported that Marco, the Fire Protection Contractor, have completed the inspection of the four duct detectors in the Attic and all are now operating correctly. Frank O'Connor later reported that modifying the duct detectors for a once a year inspection was not going to be done at this time.

6. **Night Watch** – Jim Varvaris/Bill Sirocky – no issues in either clubhouse
7. **Pre and Post Inspections** - Joe Malone/Lynn Morozin/Doris Moran/Mary Ann Chism
 -) Sloan – one rental in July
 -) RH - no rentals at this time
8. **Common Facilities Inspection** - Ron Thompson/Dave Lowe
 -) Ron reported that the 2018 inspection is now underway with work to be done between 4/10 and 5/15. So far there are about 15 volunteers. Still need 2 people to do Sloan Clubhouse exterior, and one person to check GFIs inside the Sloan clubhouse. Dave Lowe and Frank Vibbert volunteered to handle the inspection of the Sloan clubhouse exterior. Frank O'Connor volunteered to do interior GFIs, and inspect the hot water heater in the Sloan clubhouse Mechanical Room.

Old Business

1. **Update on indoor pool deck** – Bruce Potter reported earlier in the meeting
2. **Update on Storage Closet/Gym/deck box - Sloan** – Ray Buckley
 -) The 24" shelf has been eliminated and a 14" shelf installed. (The 24" shelf is now in the pool area and houses all the pool noodles)
 -) The storage closet has been emptied of all personal items. The horseshoes are now housed in a plastic storage box on the tennis courts.
 -) No one claimed any of the personal items that had been in the closet, and Art Lebofsky has taken everything to sell at the 6/2 Community Yard Sale with proceeds to go to RAP.
3. **Update on water puddle in handicap stall – Ladies room lower level – Sloan** – Frank O'Connor – Frank tried multiple ways to find the source of the puddle and has concluded that it almost certainly comes from the shower area, and probably from the use of the handheld shower wand. The water runs along the floor and into the handicap stall. There is no easy way to fix it without creating a tripping hazard. There are drains in the floor. Night watch regularly reports on the puddle, thinking it is a leaking toilet but this is not the case.
4. **Pool Table** – Maria reported that the pool table was resurfaced today.

New Business:

1. **IT Landes inspection (4/3) regarding odor in the RH Clubhouse** – Maria Derbyshire
People have complained about a musty odor when they enter. IT Landes came in and checked the attic heating devices for mold, and also checked the basement. No moisture or mildew was found. A container of diatomaceous earth had been left there by the pool company, and that was removed. New mop heads have been ordered. Rugs are due to be cleaned and with warmer weather coming, the building can be aired out. Despite all efforts to date, no cause has been found.

2. **Updated Clubroom Rental Form** – presented by Maria Derbyshire as proposed by Diane Bidy: Because it takes a significant amount of time for Associa to issue a refund check if an event is cancelled, it was proposed that the following new section be added to the Rental Form on page 1, #5:
 -) “Both checks should be dated for the date of the event. The rental check of \$150 will NOT be cashed until after event.”
 -) This request was submitted to the CAB and approved.
3. **Landscape Lights at Entrance of Regency Hills** – Maria Derbyshire
 -) The Landscape lights installed by Toll Brothers that shine on the entrance/exit walls wall are no longer effective because they are now obscured by the bushes that were planted in front of them that are now full grown. Mary Tilger, on behalf of the Landscape Committee, has asked if the lights can be moved from the current location to the other side of the bushes.
 -) Art Lebofsky made a motion to recommend to the CAB that an electrician be hired to move the lights to a location on the other side of the bushes. Motion carried.
4. **Ponds** - Art Lebofsky - Art said the Pond contractor is scheduled to install aerators on Friday, 4/13 at 10 am. Frank O’Connor will open the shed for them.
5. **Window in Gym/Sloan** – Art Lebofsky - One of the windows appears to have a broken seal. Maria will bring it to Diane’s attention.

Liaison Reports:

Finance Committee Liaison – Rich Bergeman for Lee Liebler. Nothing to report

CAB Liaison –Tom McCarthy

-) There will be an open Board Meeting on May 24 at 7pm in the Sloan Clubhouse
-) Exterior painting in Phase 3 will begin as soon as the weather permits.
-) Irrigation has been installed on the islands at the Eden and Fairmount entrances.
-) There is a contract in place for concrete repairs as identified in the Fall of last year.

The next meeting will be Tuesday, May 8, at 7pm at the Sloan Clubhouse.

Meeting was adjourned at 7:27 pm

Peg West, Secretary

Attendance

Members: Maria Derbyshire, Frank O’Connor, Jim Bowman, Ray Buckley, Mary Ann Chism, Neil Hartenstein, Jerry Iskin, Tony Kelch, Art Lebofsky, Dave Lowe, Joe Malone, Jamie Moran, Doris Moran, Lynn Morozin, Bruce Potter, Rhonda Salvucci, Bill Sirocky, Dave Slipakoff, Ron Thompson, Jim Varvaris, Frank Vibbert, Gary Wahlers, Peg West

Liaisons: CAB - Tom McCarthy; Finance - Rich Bergeman

Guests: Arlene Smith, Bob Smith, Marlin Cathers, Nino Morello

